

APPRAISAL REPORT
of
SAN FRANCISCO
REDEVELOPMENT AREA A-2
WESTERN ADDITION

VOLUME 11

PREPARED BY:

MAURY HOLMES

THEIR J. H. H. A
TO
D. H. H. H. H.
S. H. H. H. H. H. H.
H. H. H. H. H. H. H.

H. H. H. H. H.

ACCOPRESS
GENUINE PRESSBOARD BINDER
CAT. NO. BG 250 EMB

ACCO PRODUCTS, OGDENSBURG, N. Y.
A DIVISION OF NATSER CORPORATION



4/12

6764

4975 54

ST. JOSEPH'S

1125
V. 12

1102
V. 12

BRODERICK

TURR

EDDY

EL

O'FARRELL

1101
V. 11

DIVISADERO

1127
V. 12

1100
V. 11

SCOTT



BLOCK 785

	NAME	LAND	IMPS	TOTAL
-3,-4	Geo. T. Davis et ux	\$ 49,700	\$ 27,300	\$ 77,000 ✓
-5	Frank Tandina et ux	45,000	99,000	144,000 ✓
-7	Albert B. Komsthoeft	38,500	60,500	99,000 ✓
-8	G.F. Schmidt et ux	36,500	79,500	116,000 ✓
-9	Horton P. Wright	36,500	88,500	125,000 ✓
-10	John B. Moffett	40,000	3,000	43,000 ✓
-12	Max W. Wagon	46,500	97,500	144,000 ✓
-14	Maurice S. Hyman	21,500	15,500	35,000 ✓
-15	Wm. E. Borden	21,500	2,000	23,500 ✓
-21	Clarence G. Dene et ux	20,000	42,300	62,300 ✓
-32	Arthur H. O'Leary et ux	8,500	-	8,500 ✓
		<u>\$164,300</u>	<u>\$513,300</u>	<u>\$877,600</u>





APPRAISAL

73
65-14

OWNER: George T. Davis et ux
PROPERTY ADDRESS: 525-535 Franklin St.

PARCEL NO. 785-3, -4
DATE ACQ: Pcl 3 (2/25/60)
" 4 (3/24/60)

OWNER'S ADDRESS: 111 Sutter St.

IRS: (3)\$55 (4)\$26.40

ZONING: C-2

PRESENT USE: 6 unit apt. & vacant lot

CONSID: \$74,000

BEST USE: Present

ASSESSED VALUE: Land \$ 4,620.00
Imps. 4,500.00
\$ 9,120.00

TAXES: \$ 757.86

LAND: DIMENSION 75.5 x 55 = 4,153

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 3 st. fr. stucco front, 6-5 rm. apt. bldg. with bsmt. stg. area. Also, a vacant 38 x 55' lot.

SUMMATION APPROACH:

Rounded to

Land	4,153 s.f. @ \$11.97±	\$ 49,700
Improvements	5,727 s.f. @ 4.24±	\$24,300
Basement	1,881 s.f. @ 1.60±	3,010
		<u>27,310</u>
		77,010

\$77,000

MARKET COMPARISON: Pcl. 3 - 783-4; 782-13; 785-3

Sales Most Comparable Pcl. 4 - Land only 785-4

4,153 s.f. @ \$ 18.42± \$ 76,498

76,500

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Pcl. 3 6-5 @ \$60 ea.	\$360	510 x 101	51,510
Pcl. 4 Vacant	29	250 x 101	25,250
			<u>76,760</u>

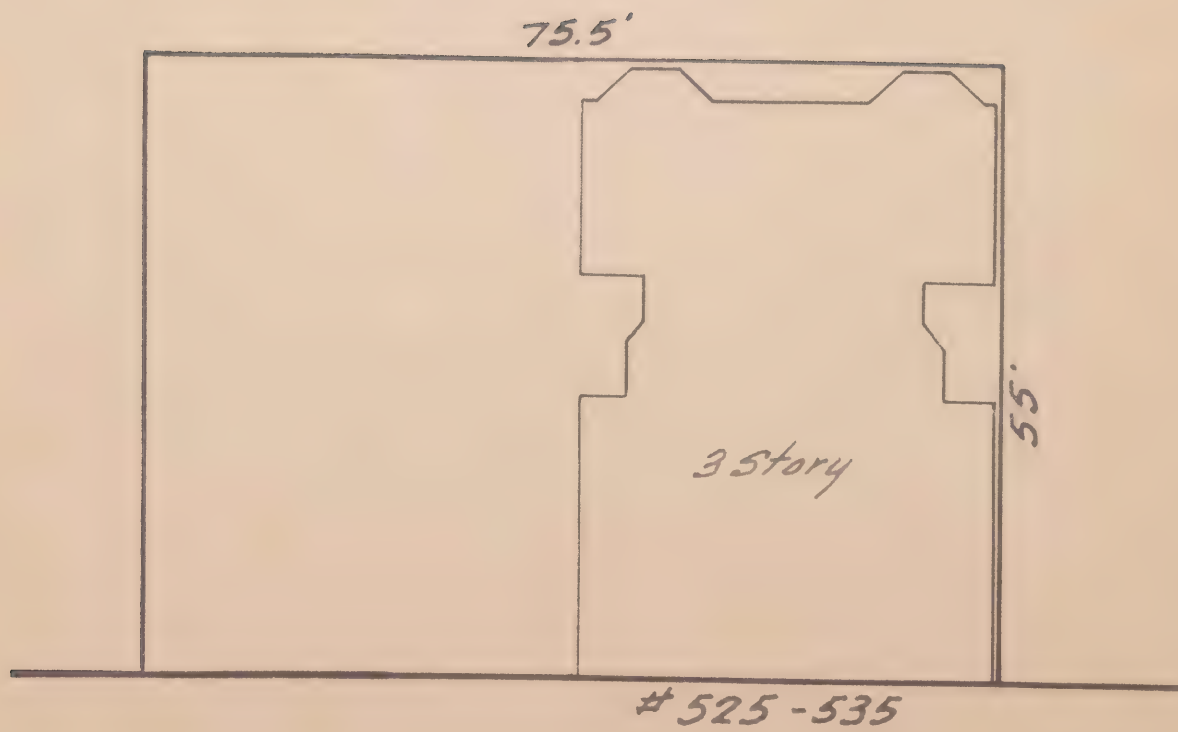
76,800

REMARKS: Parcel 3 is improved, Parcel 4 is not.

LAND \$ 49,700
IMPROVEMENTS 27,300

MARKET VALUE OF PROPERTY \$ 77,000

783-32



FRANKLIN STREET



APPRaisal

73
25-13

OWNER: Frank Tandina et ux
 PROPERTY ADDRESS: 306 Fulton St.
 503.05 Franklin
 OWNER'S ADDRESS: Unknown

PARCEL NO. 785-6
 DATE ACQ: 7-31-47

IRS: -
 CONSID: N.S.
 BEST USE: Present

ZONING: C-2 PRESENT USE: Apt. bldg.

ASSESSED VALUE: Land \$ 4,470.00
 Imps. 9,450.00
 \$ 13,920.00

TAXES: \$ 1,150.76

LAND DIMENSION 55 x 62 = 3,410

IMPROVEMENTS: Condition Good Effective Age 30 ±

A 4 st. fr. stucco and brick 22 unit (4-2's, 8-3's) apt. bldg. Also, an att. 48 s.f. shed.

SUMMATION APPROACH:

Rounded to

Land	3,410 s.f. @ \$13.20±	\$ 45,000	
Improvements	12,364 s.f. @ 8.00	\$98,912	
Shed	48 s.f. @ 1.00	48	
		<u>98,960</u>	
		143,960	\$144,000

MARKET COMPARISON:

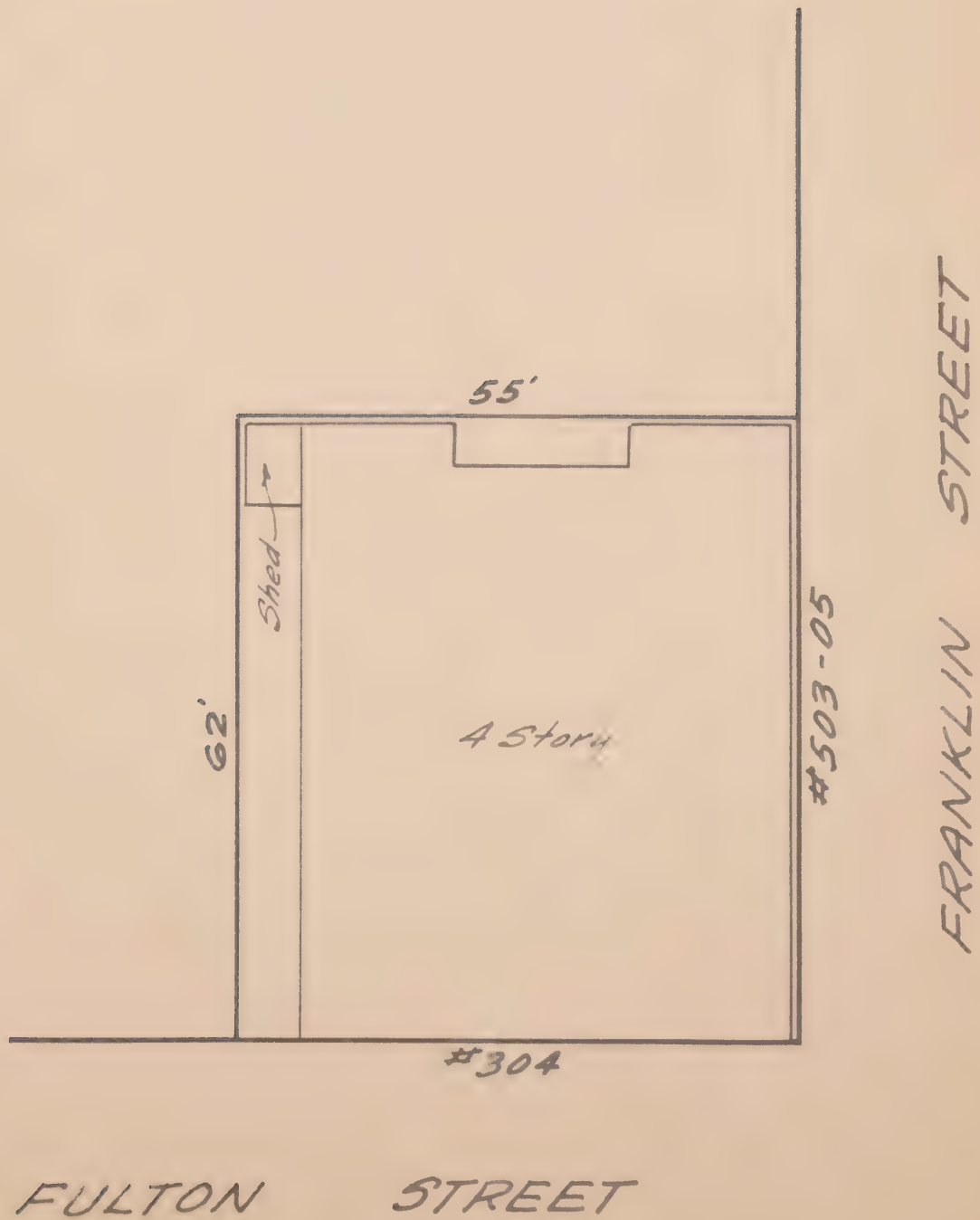
Sales Most Comparable	651-3D; 653-28		
3,410 s.f. @ \$ 42.00	\$ 143,220	143,200	

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
14-2's @ \$47.50	\$665	65	910	
8-3's @ 65.00	520	75	600	
			<u>1510</u> x 95 =	
			143,450	143,500

LAND	\$ 45,000
IMPROVEMENTS	<u>99,000</u>

MARKET VALUE OF PROPERTY \$ 144,000







APPRaisal

OWNER: Albert P. Komsthoeft
 PROPERTY ADDRESS: 312-16 Fulton

PARCEL NO. 785-7
 DATE ACQ: Various deeds
 last 2-3-54

OWNER'S ADDRESS: Unknown

IRS: -
 CONSID: N.S.
 BEST USE: Present

ZONING: C-2 PRESENT USE: Apt. bldg.

ASSESSED VALUE: Land \$ 2,350.00
 Imps. 15,400.00
 \$ 17,750.00

TAXES: \$ 1,475.02

LAND: DIMENSION 27.5 x 120 = 3,300

s. f.

IMPROVEMENTS: Condition Good

Effective Age 30 ±

3 st. brick 12-2 rm. apt. bldg. with full bsmt. and 2 rm.
 manager's apt. Also det. garage.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$11.67+	\$ 38,500	
Improvements	5,874 s.f. @ 9.00	\$52,866	
Bsmt.	1,958 s.f. @ 3.10+	6,070	
Garage	770 s.f. @ 2.00	1,540	
		<u>60,476</u>	
		98,976	\$99,000

MARKET COMPARISON:

Sales Most Comparable	1153-8; 1152-1		
	3,300 s.f. @ \$ 30.00	\$ 99,000	99,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
9-2's	57.50 517.50	70	630	
3-2's	55.00 165.00	65	195	
			<u>825</u> x 120	99,000

LAND	\$ 38,500
IMPROVEMENTS	<u>60,500</u>

MARKET VALUE OF PROPERTY \$ 99,000

73
~~25~~+12

ASH STREET

27.5'

gar.

120'

3 Story

#316

FULTON STREET



APPRaisal

73
85-11

OWNER: G. F. Schmidt et ux
PROPERTY ADDRESS: 320 Fulton St.

PARCEL NO. 785-8
DATE ACQ: 12-5-56

OWNER'S ADDRESS: 710 7th Ave.

IRS: \$82.50
CONSID: N.S.
BEST USE: Present

ZONING: C-2 PRESENT USE: Apt. bldg.

ASSESSED VALUE: Land \$ 2,350.00
Imps. 15,600.00
\$ 17,950.00

TAXES: \$ 1,491.64

LAND: DIMENSION 27.5 x 120 = 3,300

s. f.

IMPROVEMENTS: Condition Good Effective Age 30 \pm
3 st. fr. stucco 15 unit apt. bldg. (3-4's, 12-3's) and 1-3 rm.
bsmt. apt., gar. and stg. area.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$11.06+	\$ 36,500
Improvements	8,887+ s.f. @ 8.00	\$71,096
Bsmt.	2,941 s.f. @ 3.10+	9,117
		80,213
		116,713

\$116,700

MARKET COMPARISON:

Sales Most Comparable 653-28; 653-27
3,300 s.f. @ \$ 35.00

\$ 115,500

115,500

INCOME APPROACH:

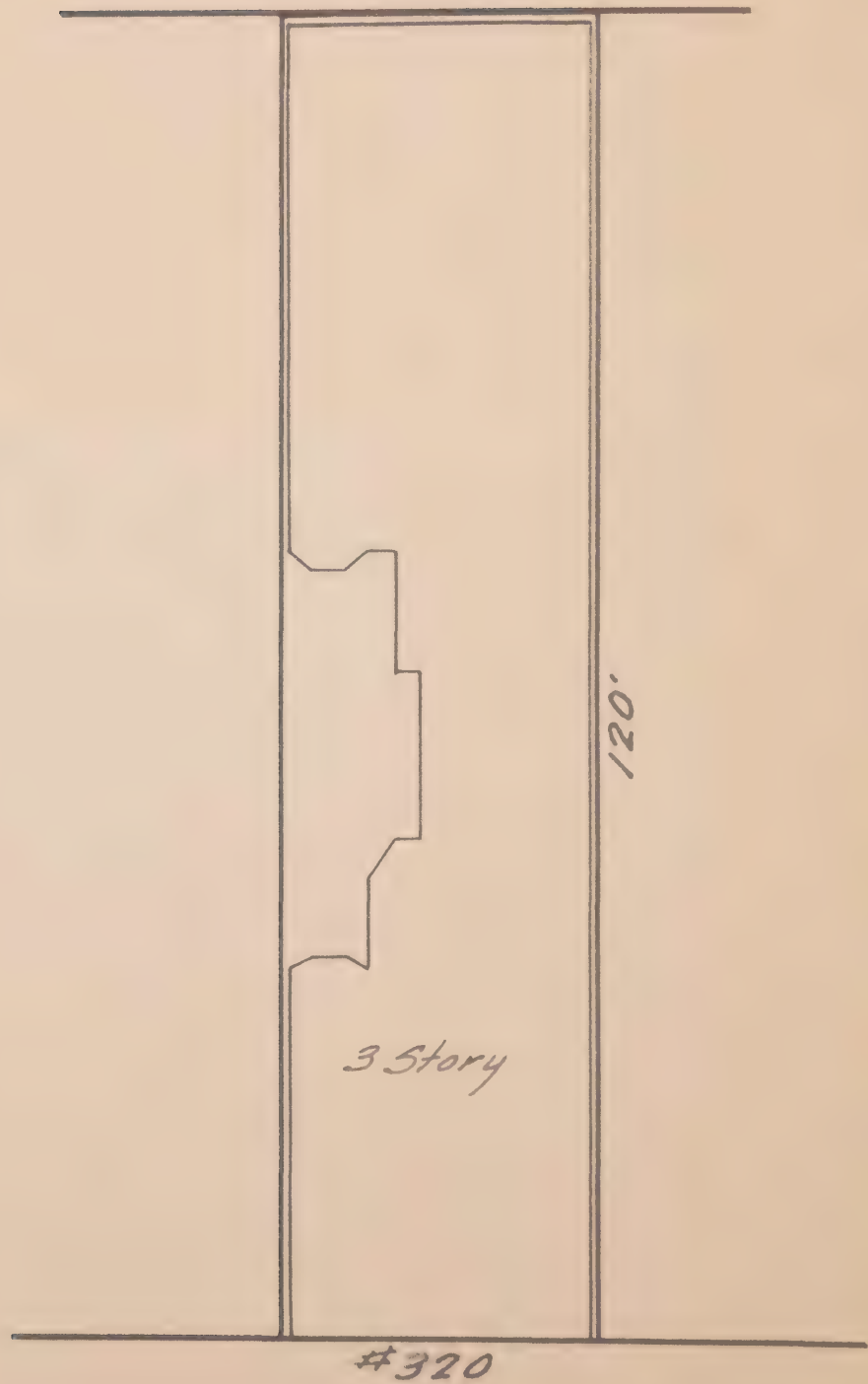
Units	Actual	Fair	Total Monthly
	\$	\$	\$
3-4's	85 = \$255	90	270
13-3's	70 = 910	80	1,040
			1,310 x 90
			117,900

LAND	\$ 36,500
IMPROVEMENTS	79,500

MARKET VALUE OF PROPERTY \$ 116,000

783-8

ASH STREET



FULTON STREET



APPRaisal

73
25-10

OWNER: Horton P. Wright
PROPERTY ADDRESS: 326 Fulton St.

PARCEL NO. 785-9
DATE ACQ: 11-8-61

OWNER'S ADDRESS: Unknown

IRS: \$27.50
CONSID: \$120,000 Ind.
BEST USE: Present

ZONING: C-2 PRESENT USE: 18 unit apt.

ASSESSED VALUE: Land \$ 2,350.00
Imps. 11,000.00
\$ 13,350.00

TAXES: \$ 1,109.38

LAND: DIMENSION 27.5 x 120 = 3,300

s. f.

IMPROVEMENTS: Condition Good

Effective Age 40 ±

A 3 st. fr. stucco 18 unit apt. bldg. with garages and stg. areas on ground floor level.

SUMMATION APPROACH:

Rounded to

Land	3,300 s.f. @ \$11.06±	\$ 36,500
Improvements	8,034 s.f. @ 10.00	\$80,340
Bsmt.	2,678 s.f. @ 3.00	8,034
		<u>88,374</u>
		124,874

\$124,900

MARKET COMPARISON:

Sales Most Comparable 650-21; 653-28
3,300 s.f. @ \$ 37.70

\$ 124,410

124,400

INCOME APPROACH:

Units	Actual \$ (furnished)	Fair \$ (unfurnished)	Total Monthly \$
18-2's @ \$85	1,530 80	1,440	1,440
Garage	25	25	25
Storage	25	25	25
			<u>1,490 x 85 =</u>
			126,650
			126,700

Listed for \$175,000.

LAND \$ 36,500
IMPROVEMENTS 88,500

MARKET VALUE OF PROPERTY \$ 125,000

ASH STREET

#326 27.5'

3 Story

Bsmt.
Area

120'

3 Story

#326A #326

FULTON STREET





APPRAISAL

73
85-9

OWNER: John B. Moffett
PROPERTY ADDRESS: 332-338 Fulton

PARCEL NO. 785-10
DATE ACQ: Prior to 11-9-55

OWNER'S ADDRESS: Unknown

IRS: -
CONSID: N.S.
BEST USE: Apt. bldg.

ZONING: C-2 PRESENT USE: Office and res. bldg.

ASSESSED VALUE: Land \$ 3,310.00
Imps. 2,350.00
\$ 5,660.00

TAXES: \$ 470.34

LAND: DIMENSION Irregular = 4,284 s. f.

IMPROVEMENTS: Condition Good Effective Age 30 ±
A 2 st. fr. stucco front, office and residential bldg. containing 2 offices and a garage below, and a 4 rm. flat above.

SUMMATION APPROACH:

Rounded to

Land	4,284 s.f. @ \$9.34±	\$ 40,000	
Improvements	5,508 s.f. (sust. use)	3,000	
		<u>43,000</u>	\$43,000

MARKET COMPARISON:

Sales Most Comparable	785-14; 785-4		
	4,284 s.f. @ \$ 10.00	\$ 42,840	42,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Entire bldg.	375		375 x 100
			37,500

LAND	\$ 40,000
IMPROVEMENTS	<u>3,000</u>

MARKET VALUE OF PROPERTY \$ 43,000

ASH STREET

16.74'

39.79'

15 story

86.85'

120'

25 story

38.75'

#338

FULTON STREET





APPRAISAL

73
2-7

OWNER: Max Hirsch
PROPERTY ADDRESS: 630-646 Gould St.

PARCEL NO. 785-13
DATE ACQ: 9-22-61

OWNER'S ADDRESS: Unknown

IRS: \$31.35
CONSID: Family tsfr.
BEST USE: Present

ZONING: CM PRESENT USE: Apt. bldg.
and stores

ASSESSED VALUE: Land \$ 5,830.00
Imps. 23,250.00
\$ 29,080.00

TAXES: \$ 2,416.54

LAND: DIMENSION 55 x 120 = 6,600 s. f.

IMPROVEMENTS: Condition Fair Effective Age 40 ±
A 3 st. fr. stucco 24-2 rm. apt. bldg. with 6 stores on street
level and 1/2 bsmt. rented to Business Machines.

SUMMATION APPROACH:

Rounded to

Land	6,600 s.f. @ \$7.05+	\$ 46,500
Improvements	16,820+ s.f. @ \$5.41+	\$90,996
	3,300 s.f. @ 2.00	6,600
		<u>97,596</u>
		144,096

\$144,100

MARKET COMPARISON:

Sales Most Comparable 683-32; 743-10A
6,600 s.f. @ \$ 21.75

\$ 143,550

143,600

INCOME APPROACH:

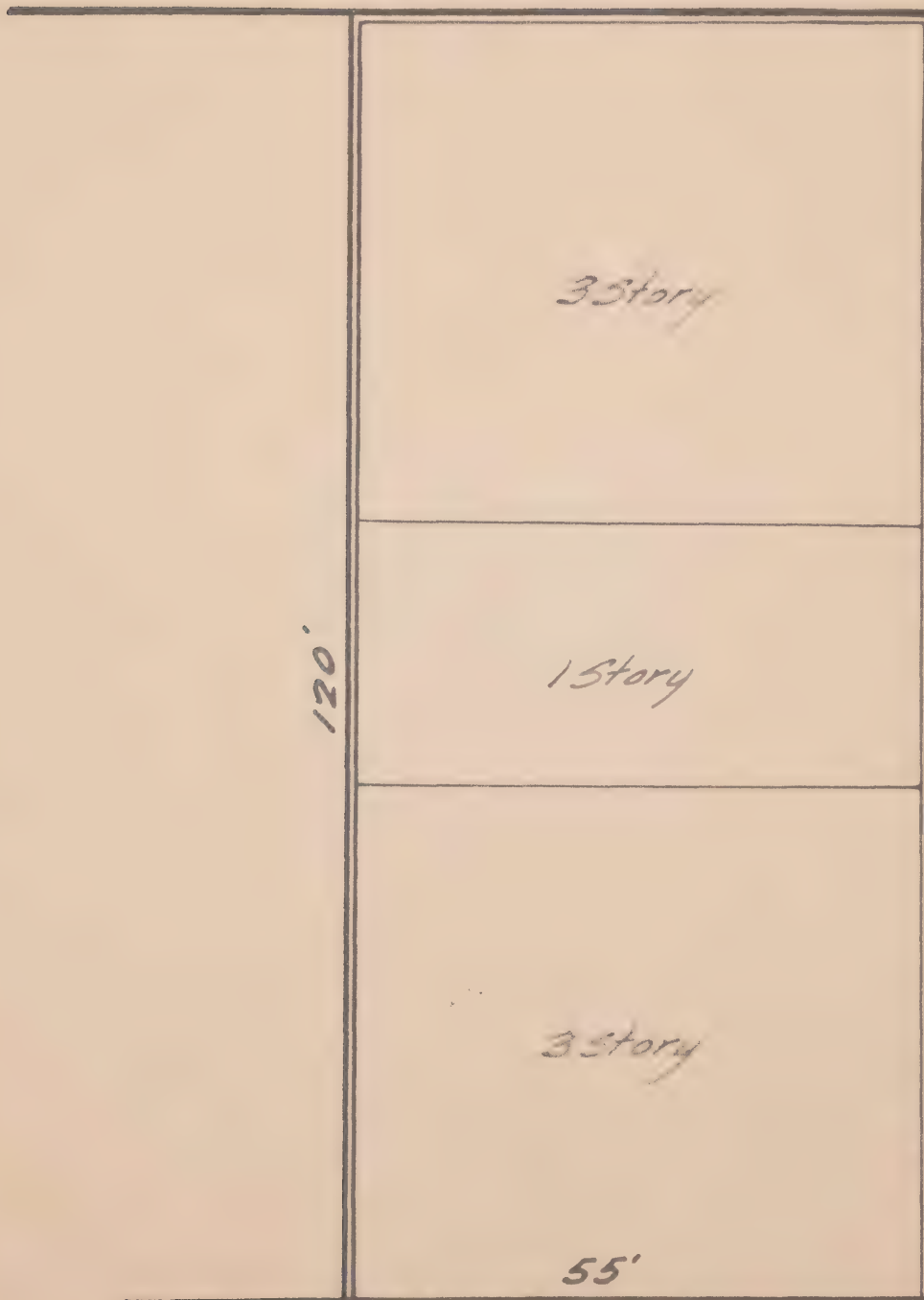
Units	Actual	Fair	Total Monthly
	\$	\$	\$
Apts. 24-2's	\$52.50 ea. 1,260		1,260
Stores Address			
687 - 2 rm.	85		85
689 1 rm.	110		110
691 2 rm.	160		160
630 1 rm.	75		75
636 1 rm.	60		60
646 1 rm.	60		60
			<u>1,810</u> x 80
			144,800

LAND \$ 46,500
IMPROVEMENTS 97,500

MARKET VALUE OF PROPERTY \$ 144,000

195-13

ASH STREET



GOUGH STREET

McALLISTER STREET



APPRAISAL

73
85-6

OWNER: Maurice J. Hyman
PROPERTY ADDRESS: 683 McAllister

PARCEL NO. 785-14
DATE ACQ: 8/61

OWNER'S ADDRESS: 4-18th Ave.

IRS: \$38.50
CONSID: \$35,000
BEST USE: Office bldg.

ZONING: CM

PRESENT USE: Store & Flat

ASSESSED VALUE: Land \$ 2,350.00
Imps. 3,100.00
\$ 5,450.00

TAXES: \$ 452.90

LAND: DIMENSION 27.5 x 120 = 3,300

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 50 ±

A 2 st. fr. flat and store bldg. now being remodeled to an office bldg. This appraisal does not reflect the renovation cost.

SUMMATION APPROACH:

Rounded to

Land 3,300 s. f. @ \$6.52+
Improvements 4,328 s. f. @ 3.10+

\$ 21,500
13,417
34,917

\$34,900

MARKET COMPARISON:

Sales Most Comparable 785-14; 714-6
3,300 s. f. @ \$ 10.75

\$ 35,475

35,500

INCOME APPROACH:

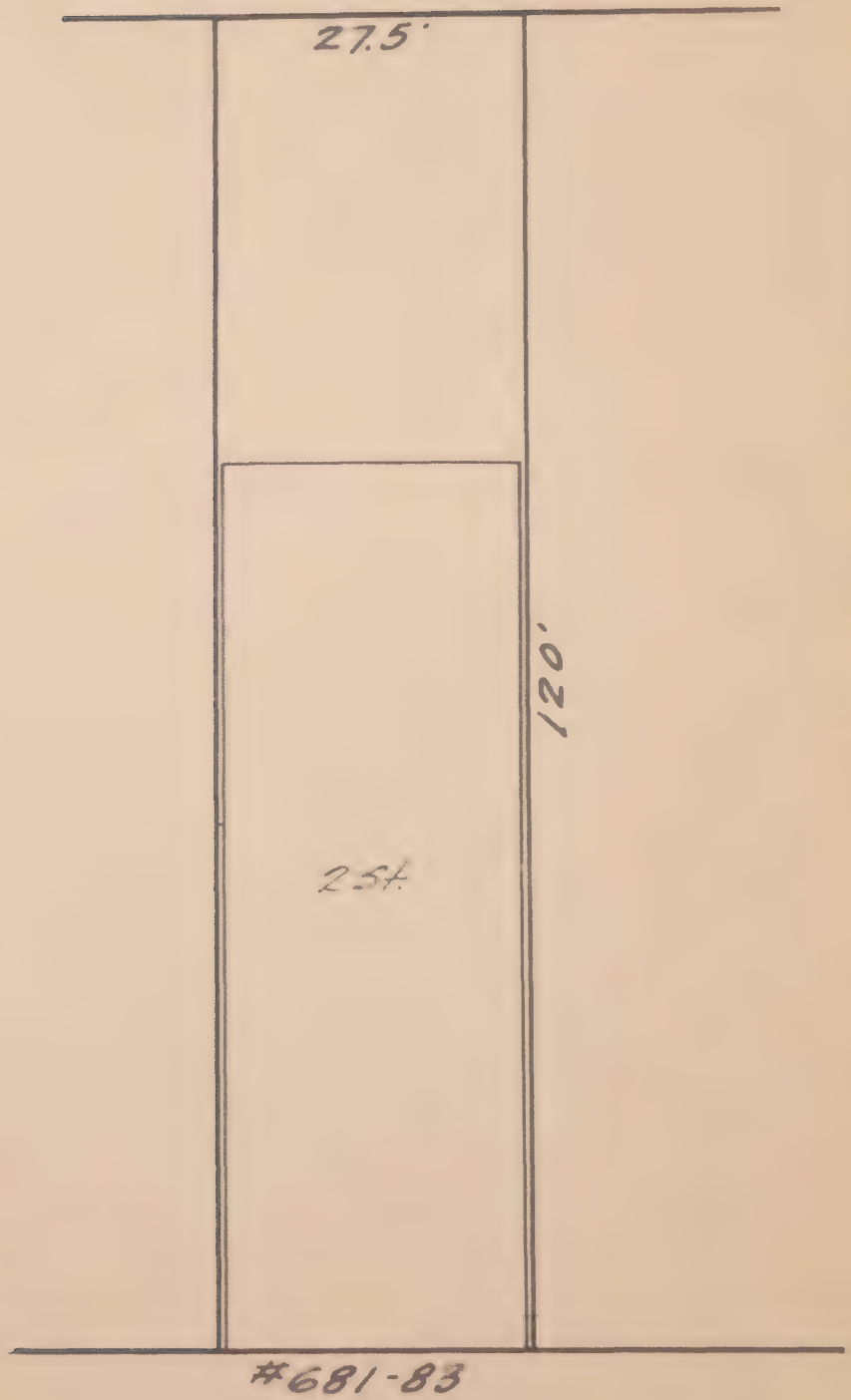
Units	Actual	Fair	Total Monthly
	\$	\$	\$
6 rms. to be owner occupied		Not avail. at present	

Now being remodeled at a reported cost of over \$30,000. Mr. Hyman will occupy the entire bldg. with a battery of attorneys. This appraisal does not include the cost of modernization and rehabilitation.

LAND \$ 21,500
IMPROVEMENTS 13,500

MARKET VALUE OF PROPERTY \$ 35,000

ASH STREET



MCALLISTER STREET





APPRaisal

73
65-5

OWNER: William E. Barden
PROPERTY ADDRESS: 675 McAllister

PARCEL NO. 785-15
DATE ACQ: 1-12-62

OWNER'S ADDRESS: Hearst Blvd.

IRS: \$23.10
CONSID: \$21,750
BEST USE: Office bldg.

ZONING: CM

PRESENT USE: Store and
office (vacant)

ASSESSED VALUE: Land \$ 2,350.00
Imps. 1,350.00
\$ 3,700.00

TAXES: \$ 307.48

LAND: DIMENSION 27.5 x 120 = 3,300

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 50 ±

2½ st. fr. stucco office and store bldg. No interior inspection.

SUMMATION APPROACH:

Rounded to

Land 3,300 s.f. @ \$6.52± \$ 21,500
Improvements 6,912 s.f. (2 yr. sust. use) 2,400
23,900

\$23,900

MARKET COMPARISON:

Sales Most Comparable 678-8; 684-12
3,300 s.f. @ \$ 7.10±

\$ 23,430

23,400

INCOME APPROACH:

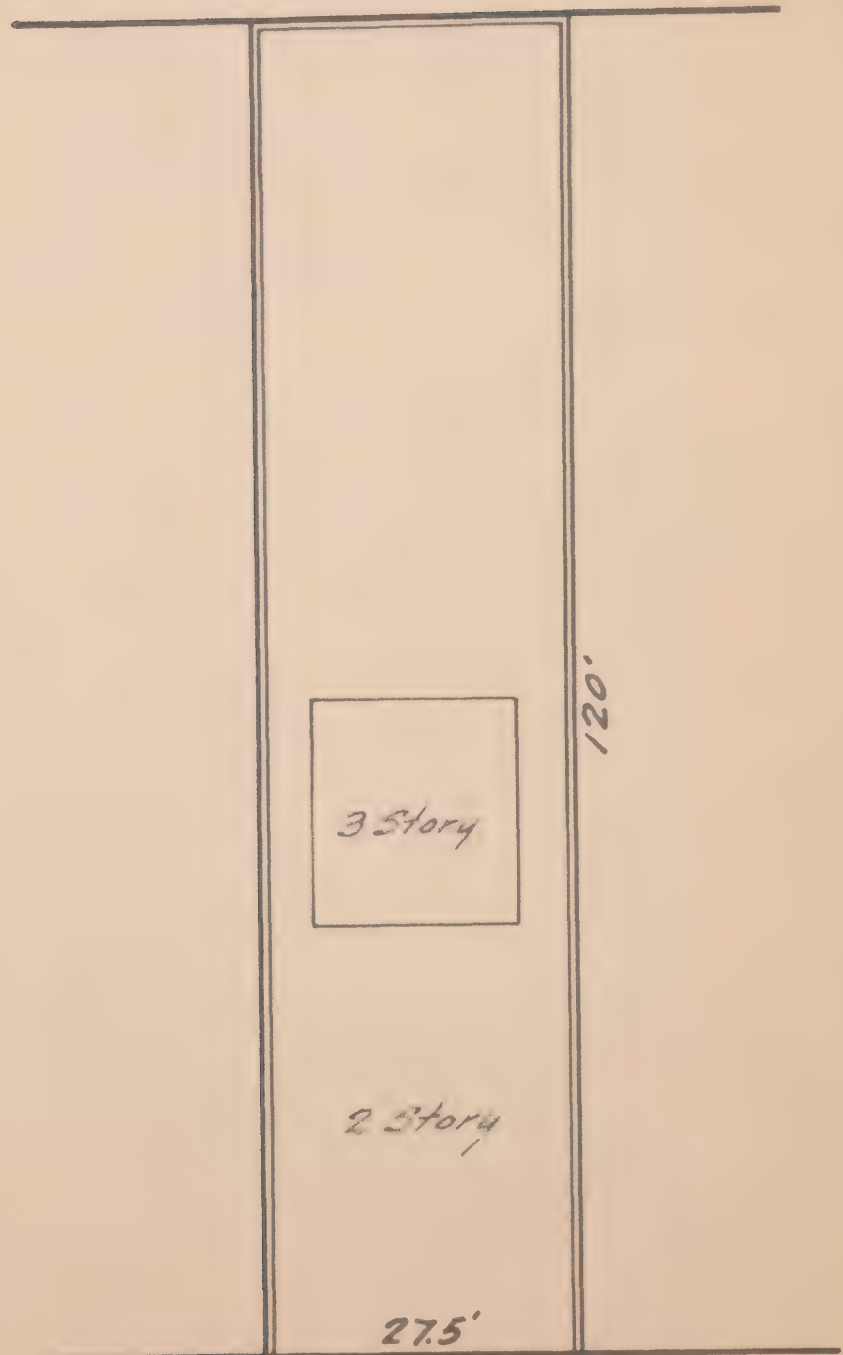
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Store	not rented at present		100	
Apt.	not rented at present		100	
			200	20,000

LAND \$ 21,500
IMPROVEMENTS 2,000

MARKET VALUE OF PROPERTY \$ 23,500

ASH

STREET



#677-79

McALLISTER STREET



APPRAISAL

73
65-4

OWNER: Clarence C. Dong et ux
PROPERTY ADDRESS: 667-60 McAllister

PARCEL NO. 785-31
DATE ACQ: 5-4-60

OWNER'S ADDRESS: 1155 Washington

IRS: \$35.75
CONSID: \$65,000*
BEST USE: Present

ZONING: CM

PRESENT USE: Apt/ & store

ASSESSED VALUE: Land \$ 2,010.00
Imps. 7,150.00
\$ 9,160.00

TAXES: \$ 761.20

LAND: DIMENSION Irregular = 2,575

s. f.

IMPROVEMENTS: Condition Good

Effective Age 40 ±

3 st. fr. 6 unit apt. bldg. with 2 stores on ground level.

SUMMATION APPROACH:

Rounded to

Land	2,575± s.f. @ \$7.76±	\$ 20,000	
Improvements	7,116± s.f. @ 6.00±	42,696	
		<u>62,696</u>	\$62,700

MARKET COMPARISON:

Sales Most Comparable 773-19; 785-3
2,575 s.f. @ \$22.00

\$ 56,650 56,700

INCOME APPROACH:

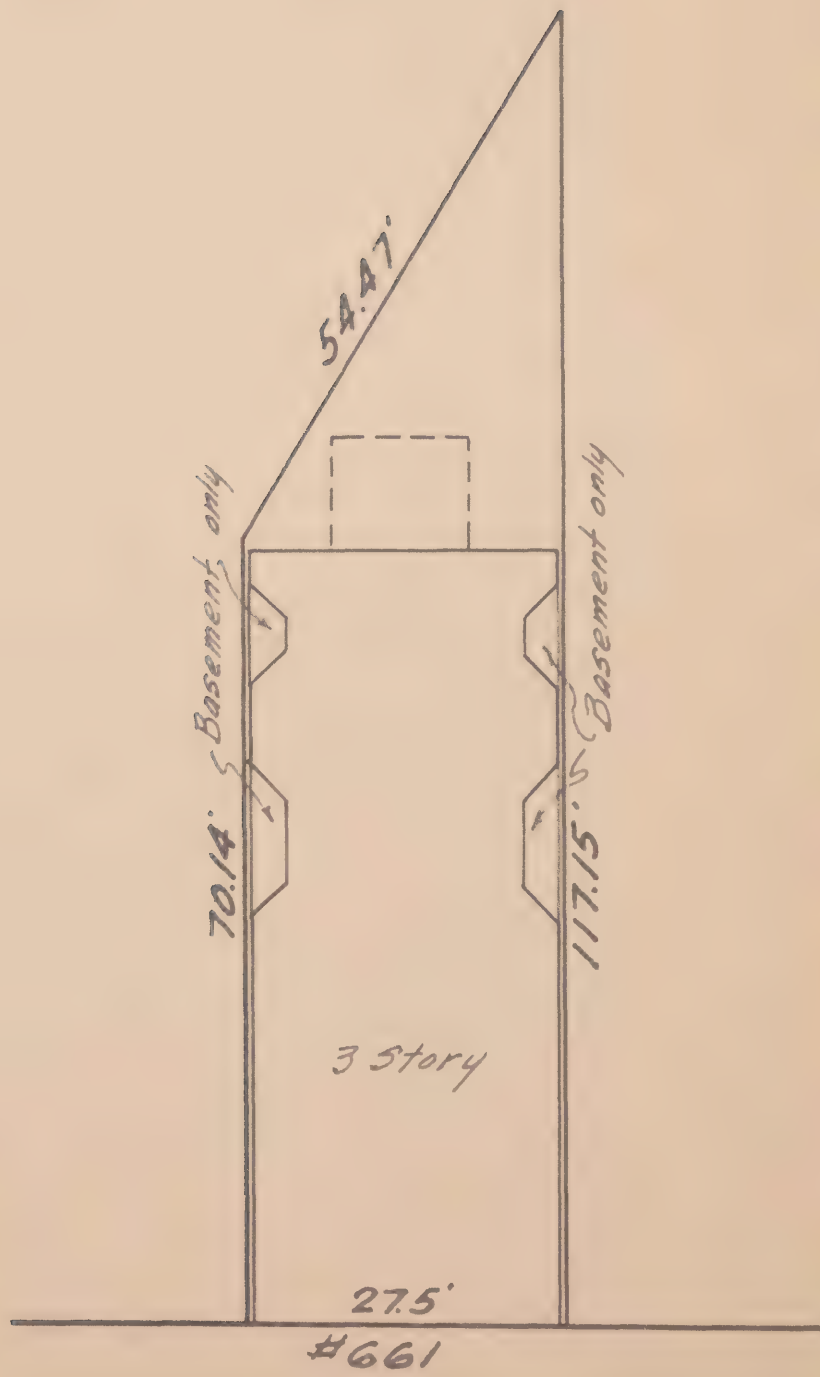
Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
6-4's \$100	\$600	90	540	
Store #1	80		85	
Store #2	35		35	
			<u>660</u> x 90	59,400

*REMARKS: The reported price of \$65,000 in May 1960 appears to be excessively high and not in line with prices paid for similar properties.

LAND	\$ 20,000
IMPROVEMENTS	<u>42,500</u>

MARKET VALUE OF PROPERTY \$ 62,500

105-51



McALLISTER STREET

APPRaisal

73
65-3

OWNER: Arthur H. O'Leary et ux
PROPERTY ADDRESS: Adj. to 667-69 McAllister

PARCEL NO. 785-32
DATE ACQ: 4-12-60

OWNER'S ADDRESS: 1116 Irving

IRS: \$9.35
CONSID: \$8,500 Ind.
BEST USE: Parking for
adj. lot.

ZONING: CM PRESENT USE: Vacant

ASSESSED VALUE: Land \$ 1,645.00
Imps. -
\$ 1,645.00

TAXES: \$ 136.70

LAND: DIMENSION Irregular = 1,440

s. f.

IMPROVEMENTS: Condition -

Effective Age +

Vacant land

SUMMATION APPROACH: Not applicable

Rounded to

Land \$
Improvements

MARKET COMPARISON:

Sales Most Comparable 785-32; 770-3
1,440 s. f. @ \$ 6.00± \$ 8,640 \$8,600

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

REMARKS: Its irregular shape makes it difficult
to be utilized as a building site.

LAND \$ 8,600
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 8,600

BLOCK 1100

	NAME	LAND	IMPS	TOTAL
-1	Rose Shihadeh	11,000	9,500	20,500 ✓
-2	Elena Harrison	10,000	11,000	21,000 ✓
-3	Warren Ott	10,000	9,000	19,000 ✓
-4	R.D. Moore	10,000	10,500	20,500 ✓
-5	John M. Filippi	10,000	15,500	25,500 ✓
-6	Florencio S. Buted	10,000	28,000	38,000 ✓
-7	Oliver Johnson	10,000	18,000	28,000 ✓
-8	Melvin Taylor	10,000	3,500	13,500 ✓
-9	May Henderson	11,000	21,500	32,500 ✓
-10	Del-Camp Inv. Co.	10,000	10,000	20,000 ✓
-11	Mildred H. Johnson	10,000	10,500	20,500 ✓
-12	Marie H. Harvey	10,000	10,000	20,000 ✓
-13	Gabriel Tieulie	10,000	14,500	24,500 ✓
-14	Susie Goodwin	11,000	30,000	41,000 ✓
-15	Sidney Williams	6,000	8,500	14,500 ✓
-15A	Joseph Thompson	5,000	12,000	17,000 ✓
-16	Grace L. Bartlett	10,000	15,500	25,500 ✓
-21	Roberto V. Vallanca	11,000	3,000	14,000 ✓
-22	Dorothy Block	11,000	10,500	21,500 ✓
-23	Coleman Hirsch	11,000	19,500	30,500 ✓
-24	Pauline F. Rosenbaum	11,000	10,000	21,000 ✓
-25	Charles Boylan	8,000	9,500	17,500 ✓
-26	John Merlo	14,000	7,000	21,000 ✓
-27	Mae Goldberg	12,000	10,500	22,500 ✓
-28	James E. Lee	10,000	17,500	27,500 ✓
-29, -30	S.V. Wilson	22,500	22,000	44,500 ✓
-31	Henry A. Caballer	10,000	2,500	12,500 ✓
-32	Frank Roller	10,000	4,500	14,500 ✓

BLOCK 1100 Cont.

	NAME	LAND	IMPS	TOTAL
-33	George Pollard	\$ 10,000	\$ 7,000	\$ 17,000 ✓
-34	Hugh Wallace	10,000	55,000	15,500 ✓
-35	Hilda Estaban	10,000	6,000	16,000 ✓
-36	Rudolph Silverberg	40,000	-	40,000 ✓
-40	Mary L. Johnson	13,000	24,500	37,500 ✓
-41	Agnes Pritchard	20,000	1,000	21,000 ✓
-42	Michizuke Fukuda	9,000	26,000	35,000 ✓
-43,-44	Kenneth Lew	<u>20,000</u>	<u>22,500</u>	<u>42,500</u> ✓
		\$426,500	\$446,500	\$873,000





APPRAISAL

26-1

OWNER: Rose Shihadeh PARCEL NO. 1100-1
 PROPERTY ADDRESS: 1361 Scott & 2003 O'Farrell DATE ACQ: 1955

OWNER'S ADDRESS: 8131 Geary Bldg. IRS: -
 ZONING: R-3 PRESENT USE: Laundromat and pair of flats
 CONSID: N.S.
 BEST USE: Present

ASSESSED VALUE: Land \$ 1,670.00
 Imps. 1,250.00
 \$ 2,920.00 TAXES: \$ 242.66

LAND: DIMENSION 25 x 90 = 2,250 s.f.
 IMPROVEMENTS: Condition Poor Effective Age Store 30+ Flats 50

Bldg. #1 - A 1 st. fr. asbestos siding, store bldg. with concrete flr. and flat T&G roof. Utilized as laundromat. 220 wiring and new plumbing.
 Bldg. #2 - A 2 st. 2-3 rm. flat with stg. bsmt. Also, a fr. shed.

SUMMATION APPROACH: Rounded to

Land	2,250 s.f. @ \$4.88+	\$ 11,000	
Improvements Bldg. #1	925 s.f. @ \$6.00	5,550	
Bldg. #2	1446 s.f. @ 2.00	2,892	
Bsmt.	844 s.f. @ 1.00	844	
Shed	42 s.f. @ 2.00	84	
		<u>20,370</u>	\$20,400

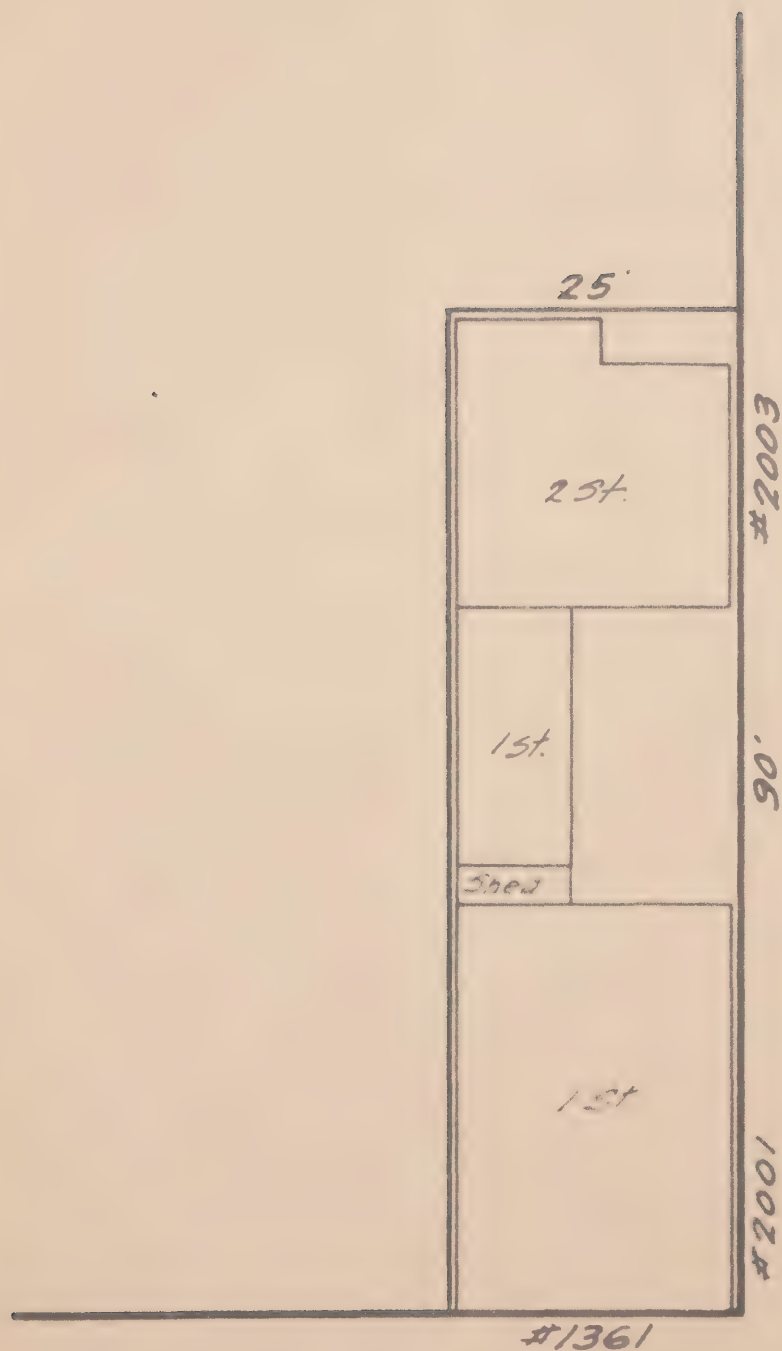
MARKET COMPARISON:

Sales Most Comparable	678-8; 756-10; 781-24		
2,250 s.f. @ \$ 9.00	\$ 20,250		20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-3 rm. @ \$75	\$150		150	
Laundromat	75		75	
			<u>225</u> x 90 =	
			20,250	20,300

LAND	\$ 11,000
IMPROVEMENTS	9,500
MARKET VALUE OF PROPERTY	\$ 20,500



SCOTT STREET

O'FARRELL STREET





APPRAISAL

26-13

OWNER: Warren Ott
PROPERTY ADDRESS: 1353 Scott

PARCEL NO. 1100-3
DATE ACQ: 1-28-46

OWNER'S ADDRESS: 1353 Scott

IRS: \$5.50
CONSID: N.S.
BEST USE: Present
Conv. flats
3 sleep. rms.,
5 rm. apt.

ZONING: R-3

PRESENT USE:

ASSESSED VALUE: Land \$ 1,080.00
Impr. 1,600.00
\$ 2,680.00

TAXES: \$ 222.70

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 2 st. fr. asbestos siding, converted flats into 3 sleeping rooms on the 1st, a 5 rm. flat on the 2nd, and a bsmt. gar. and stg. area.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000	
Improvements	2,672 s.f. @ 3.00	\$8,016	
Bsmt.	1,265 s.f. @ 1.00	1,265	
		<u>9,281</u>	
		19,281	\$19,300

MARKET COMPARISON:

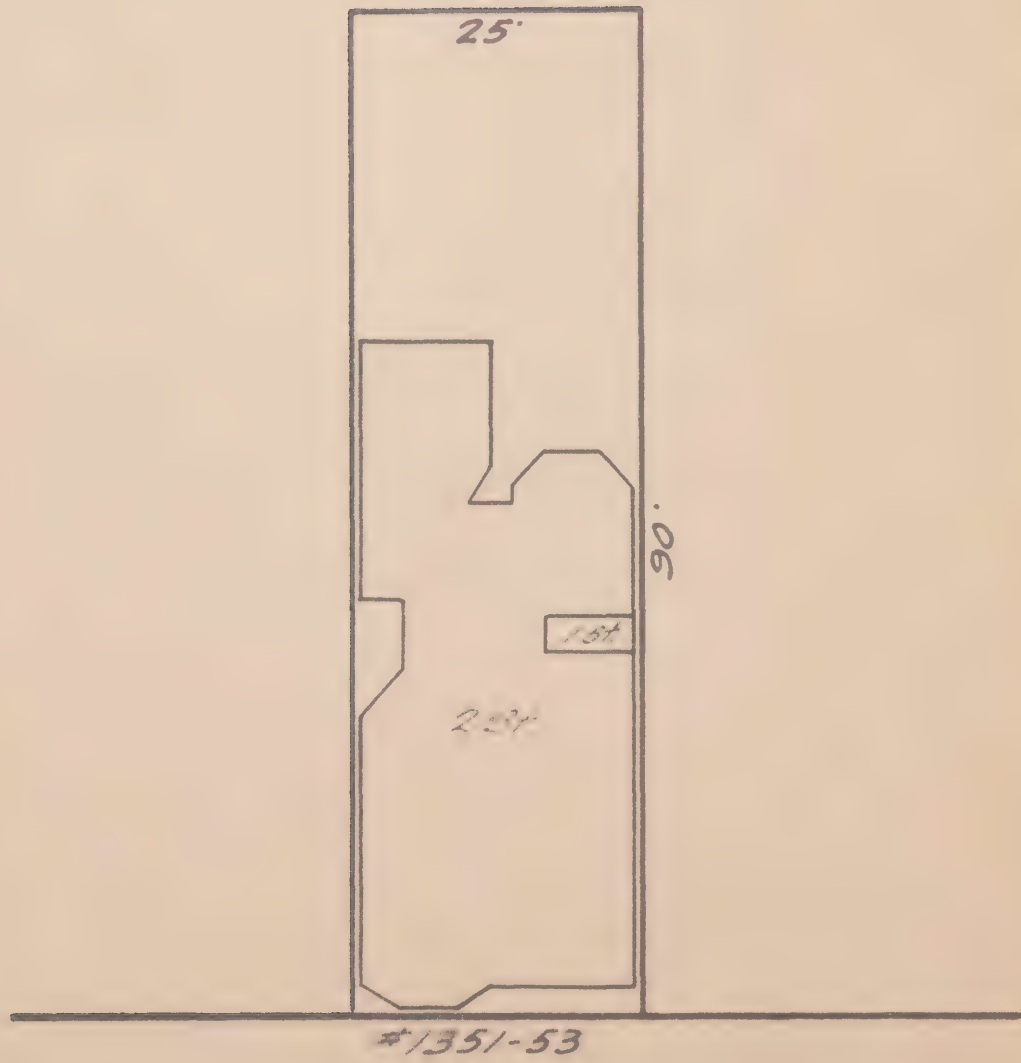
Sales Most Comparable	784-13; 782-32		
	2,250 s.f. @ \$ 9.00	\$ 20,250	20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
3 rms.	120		100	
1-5 rm.	Owner		90	
			<u>190</u> x 100	19,000

LAND	\$ 10,000
IMPROVEMENTS	9,000
	<u>19,000</u>

MARKET VALUE OF PROPERTY \$ 19,000





APPRAISAL

26-17

OWNER: R. D. Moore
PROPERTY ADDRESS: 1345-47 Scott

PARCEL NO. 1100-4
DATE ACQ: 3-5-62

OWNER'S ADDRESS: Unknown

IRS: \$21.45
CONSID: \$19,500 Ind.
BEST USE: Present

ZONING: R-3
PRESENT USE: 2 flats
1 bsmt. apt.

ASSESSED VALUE: Land \$ 1,080.00
Impr. 3,550.00
\$ 4,630.00

TAXES: \$ 384.76

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Good

Effective Age 35 ±

A 2 st. fr. stucco 1-4 rm., 1-5 rm. flats w/ bsmt. 2-rm. apt.
and garage. Also, fr. sheds.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000
Improvements	2,176 s.f. @ \$4.00	\$8,704
Basement	1,088 s.f. @ 2.00	2,176
Shed	98 s.f. @ 1.00	98
		<u>10,978</u>
		20,978

\$21,000

MARKET COMPARISON:

Sales Most Comparable 1100-25; 1126-25
2,250 s.f. @ \$ 9.00

\$ 20,250

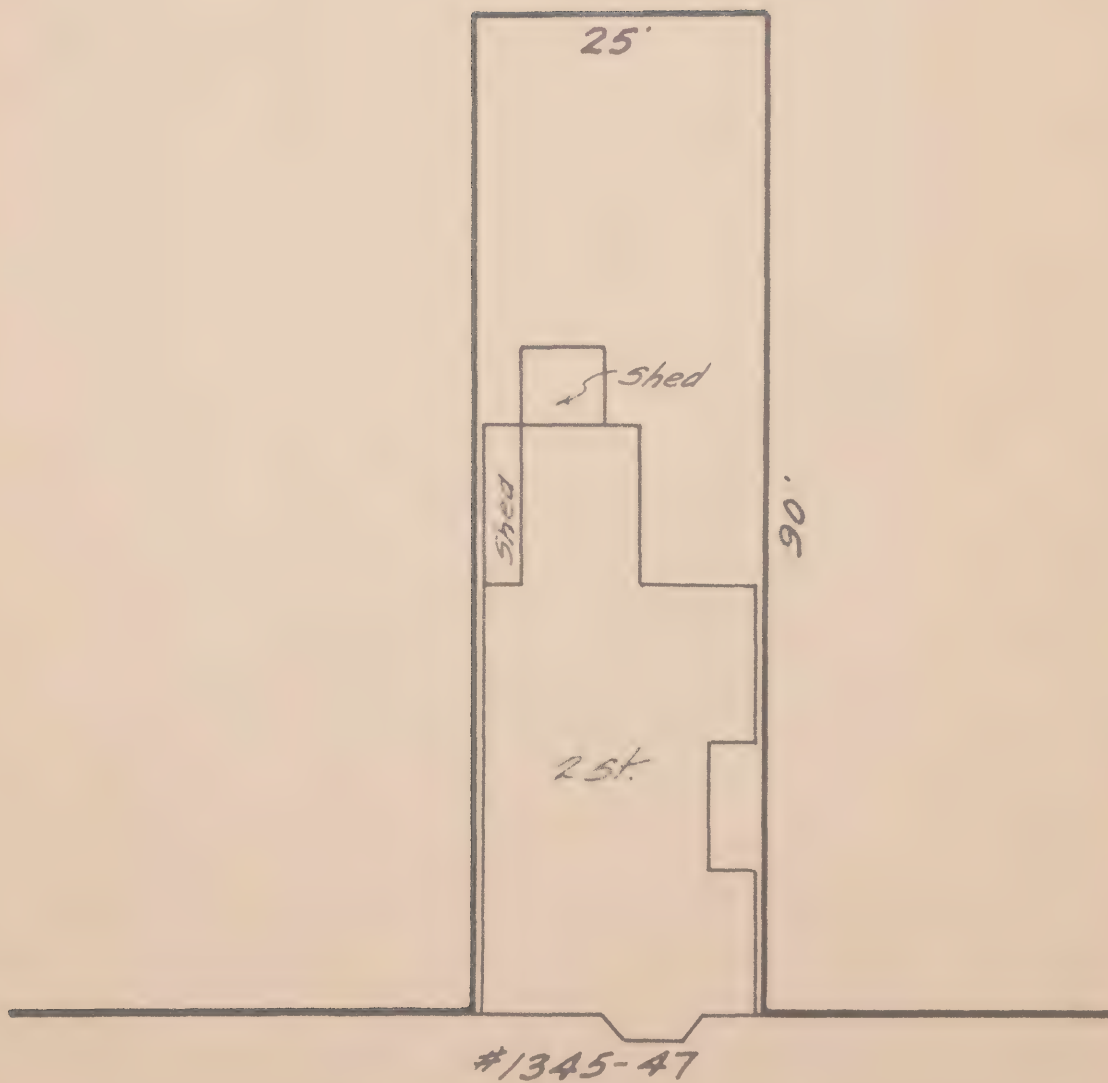
20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bsmt. w/ gar.			
& 2 rm. apt.	47		50
1-4	60		80
1-5	70		90
			<u>220</u> x 90
			19,800

LAND \$ 10,000
IMPROVEMENTS 10,500

MARKET VALUE OF PROPERTY \$ 20,500



SCOTT

STREET



APPRAISAL

26-28

OWNER: Mary Henderson
PROPERTY ADDRESS: 1303 Scott

PARCEL NO. 1100-9
DATE ACQ: Before, 1952

OWNER'S ADDRESS: 1303 Scott

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: R-3 PRESENT USE: 4 apts.

ASSESSED VALUE: Land \$ 1,620.00
Impe. 6,250.00
\$ 7,870.00

TAXES: \$ 654.00

LAND: DIMENSION 30 x 75 = 2,250 s. f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 40 ±

A 2 st. fr. 4-4 rm. apt. and bsmt. garages (6) and boiler room.

SUMMATION APPROACH:

Rounded to

Land	2,250 s. f. @ \$4.88+	\$ 11,000
Improvements	3,908 s. f. @ 4.50	\$17,586
Basement	1,946 s. f. @ 2.00	3,892
		<u>21,478</u>
		32,478

\$32,500

MARKET COMPARISON:

Sales Most Comparable 784-13A; 1125-2A
2,250 s. f. @ \$ 14.50

\$ 32,625

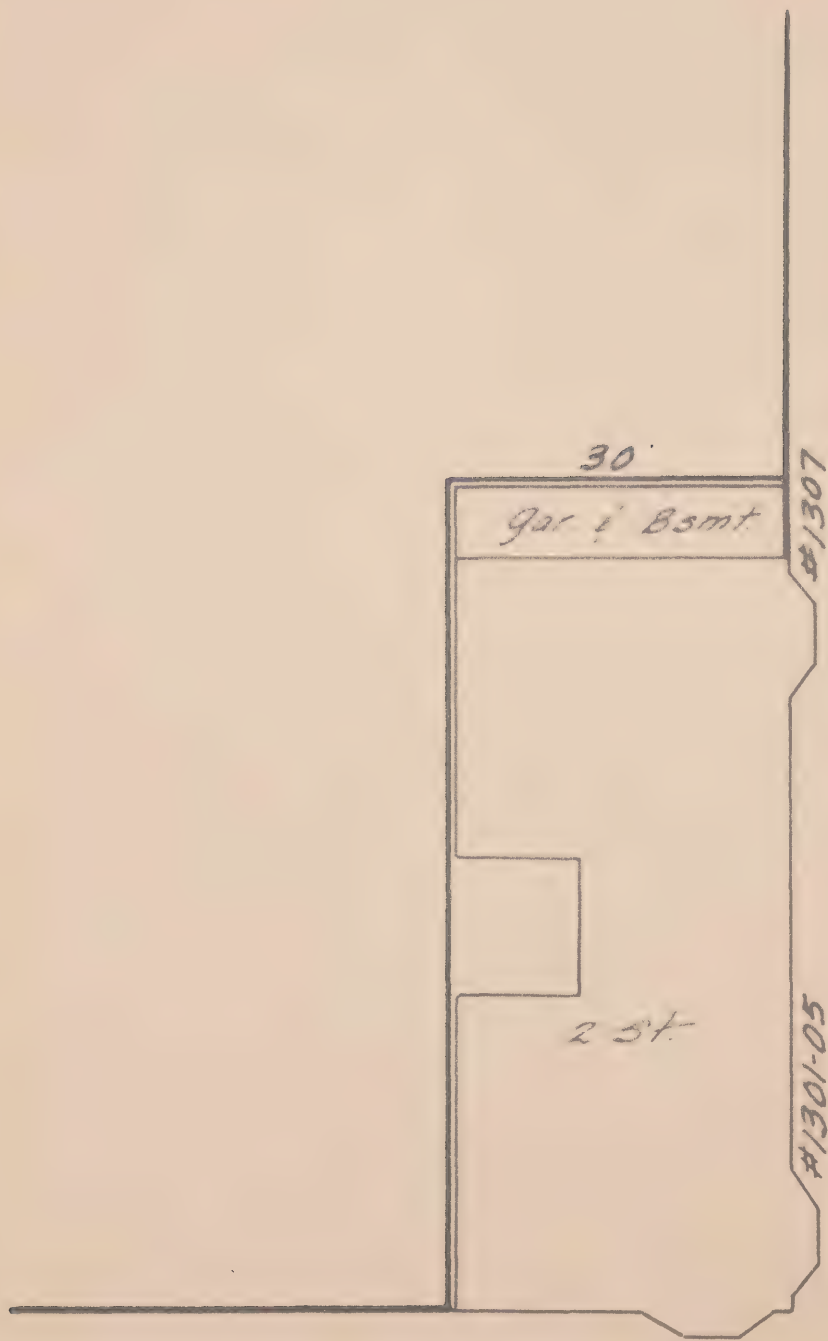
32,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-4's @ \$75	150	90	180	
1-4	Owner	90	90	
1-4	55	90	90	
			<u>360</u> x 90	32,400

LAND	\$ 11,000
IMPROVEMENTS	21,500
	<u>32,500</u>

MARKET VALUE OF PROPERTY \$ 32,500



ELLIS STREET

SCOTT STREET



APPRAISAL

26-29

OWNER: Del-Camp Inv. Inc.
PROPERTY ADDRESS: 1908-14 Ellis

PARCEL NO. 1100-10
DATE ACQ: 1-31-57

OWNER'S ADDRESS: c/o Anchor Realty
2122 Market St.
ZONING: R-3 PRESENT USE: 4 flats

IRS: \$7.70
CONSID: N.S.
BEST USE: Present

ASSESSED VALUE: Land \$ 1,220.00
Impe. 1,200.00
\$ 2,420.00

TAXES: \$ 201.10

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

A 2 st. fr. 4-4 rm. flat w/ bsmt. stg.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000	
Improvements	3,258 s.f. @ 2.60	\$8,471	
Basement	1,629 s.f. @ 1.00	1,629	
		10,100	
		20,100	\$20,100

MARKET COMPARISON:

Sales Most Comparable 1100-16; 779-18
2,250 s.f. @ \$ 9.50

\$ 21,375

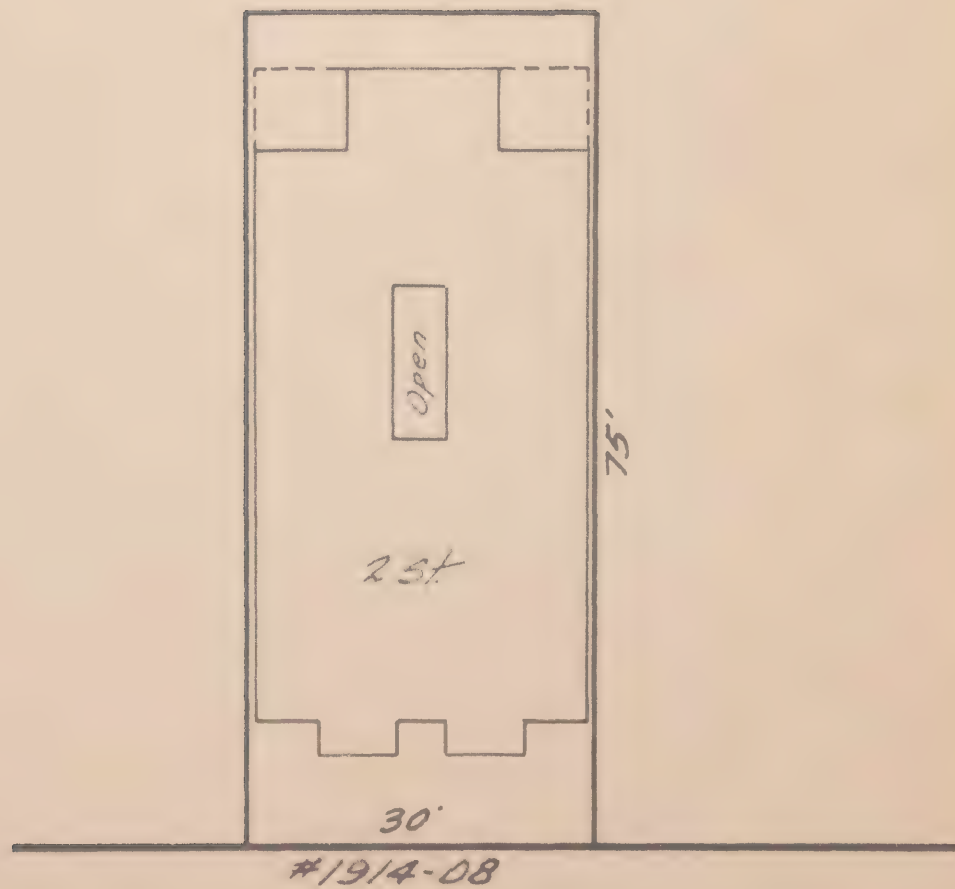
21,400

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
4-4's @ \$69.50	\$278.00	70	280 x 75	21,000

LAND	\$ 10,000
IMPROVEMENTS	10,000

MARKET VALUE OF PROPERTY \$ 20,000



ELLIS

STREET



APPRAISAL

26-30

OWNER: Mildred Harris Johnson
PROPERTY ADDRESS: 1916-18 Ellis

PARCEL NO. 1100-11
DATE ACQ: 8-28-52

OWNER'S ADDRESS: 1915 Ellis

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: R-3

PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 1,220.00
Imps. 1,500.00
\$ 2,720.00

TAXES: \$ 226.04

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 2 st. fr. 1-6, 1-7 rm. flat w/ bsmt. stg. area.

SUMMATION APPROACH:

Rounded to

Land	2,250 s. f. @ \$4.44+	\$ 10,000
Improvements	3,323 s. f. @ 3.00	\$9,969
Basement	1,666 s. f. @ 1.00	1,666
		<u>11,635</u>
		21,635

\$21,600

MARKET COMPARISON:

Sales Most Comparable 1100-16; 729-36
2,250 s. f. @ \$ 9.00

\$ 20,250

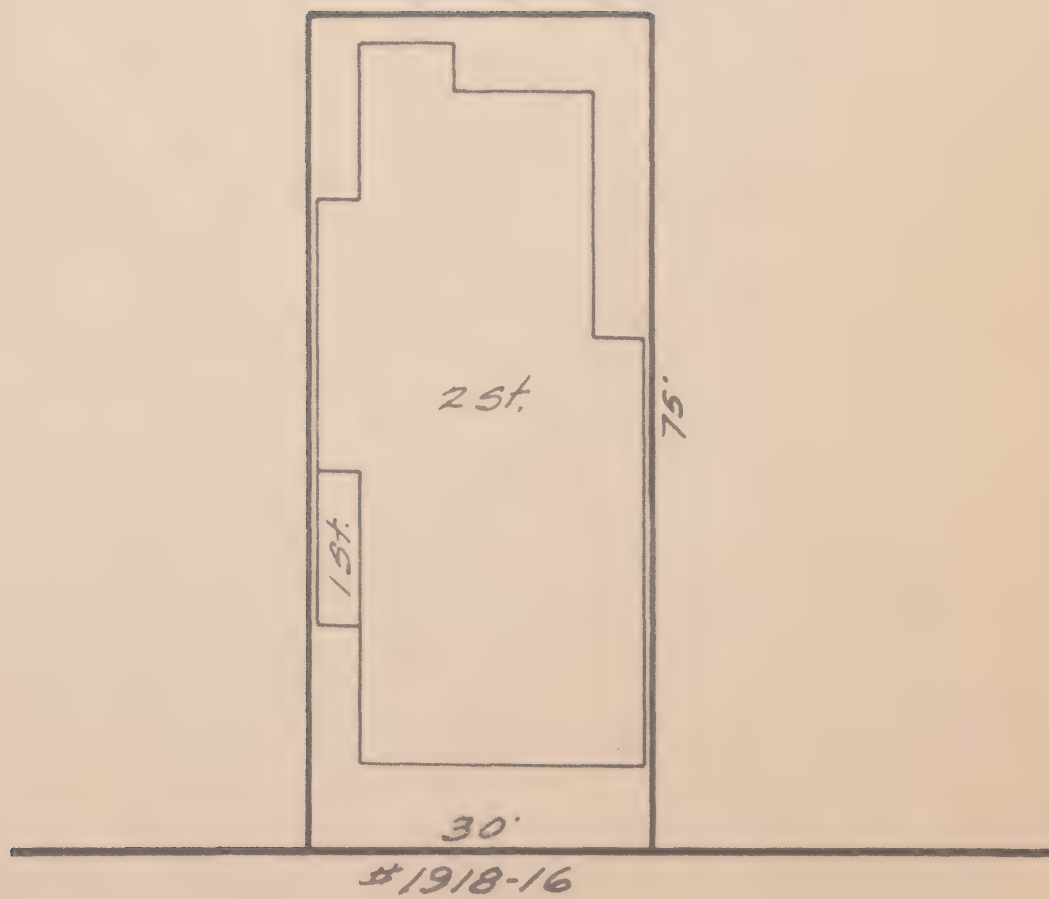
20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-6	80		100
1-7	Owner		110
			<u>210</u> x 95 =
			19,950
			20,000

LAND	\$ 10,000
IMPROVEMENTS	10,500
	<u>20,500</u>

MARKET VALUE OF PROPERTY \$ 20,500



ELLIS STREET



APPRAISAL

26-31

OWNER: Marie H. Harvey
PROPERTY ADDRESS: 1930 Ellis

PARCEL NO. 1100-12
DATE ACQ: -

OWNER'S ADDRESS: 1930 Ellis

IRS: -
CONSID: Decree
BEST USE: Present

ZONING: R-3

PRESENT USE: 2-2 flat bldg.

ASSESSED VALUE: Land \$ 1,220.00
Impe. 1,600.00
\$ 2,820.00

TAXES: \$ 234.34

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

Front #1 - A 2 st. fr. 1-3, 1-4 rm. flats.
Rear #2 - A 2 st. 2-3 rm. flat.

SUMMATION APPROACH:

Rounded to

Land 2,250 s.f. @ \$4.44± \$ 10,000

Improvements

#1 1,648 s.f. @ \$3.65 \$6,015
#2 1,192 s.f. @ 3.50 4,172

10,187
20,187

\$20,200

MARKET COMPARISON:

Sales Most Comparable 1100-16: 779-18
2,250 s.f. @ \$ 9.00

\$ 20,250

20,300

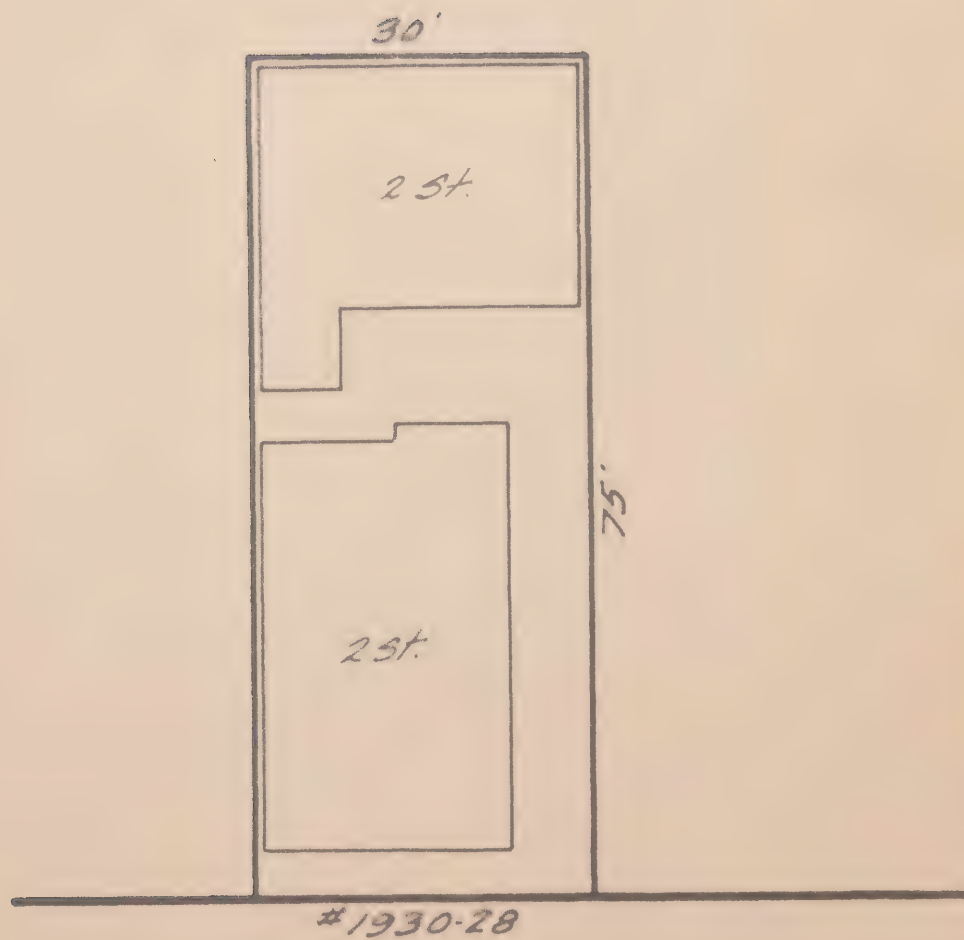
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Front			
1-3	45		60
1-4	Owner		70
Rear			
1-3	45		60
1-3	35		50
			240 x 80

19,200

LAND \$ 10,000
IMPROVEMENTS 10,000

MARKET VALUE OF PROPERTY \$ 20,000



ELLIS STREET



APPRAISAL

26-32

OWNER: Gabriel C. Tieulie
PROPERTY ADDRESS: 1932-38 Ellis

PARCEL NO. 1100-13
DATE ACQ: Not avail.

OWNER'S ADDRESS: 27 Bayview Dr., Mill Valley

IRS: -
CONSID: -
BEST USE: Present

ZONING: R-3 PRESENT USE: 4 flats

ASSESSED VALUE: Land \$ 1,220.00
Imps. 2,150.00
\$ 3,370.00

TAXES: \$ 280.04

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50

A 2 st. 4-4 rm. flat bldg. w/ bsmt. gar. and stg.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	3,130 s.f. @ 4.00	\$12,520	
Basement	1,565 s.f. @ 1.25	<u>1,956</u>	
		14,476	
		<u>24,476</u>	\$24,500

MARKET COMPARISON:

Sales Most Comparable 730-14; 660-2
2,250 s.f. @ \$ 11.00

\$ 24,750

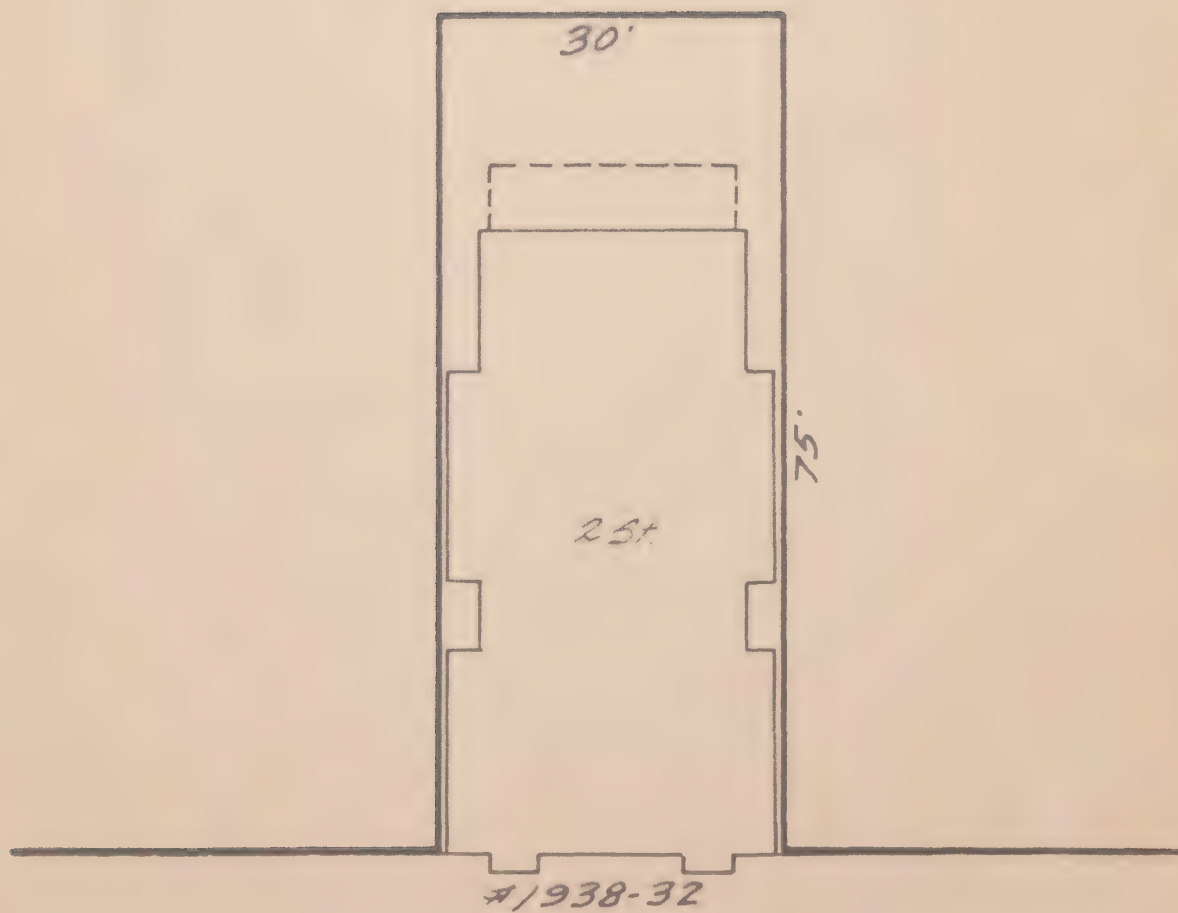
24,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
4-4's @ \$55	220	4 @ \$70	280 x 90	25,200

LAND	\$ 10,000
IMPROVEMENTS	<u>14,500</u>

MARKET VALUE OF PROPERTY \$ 24,500



ELLIS STREET



APPRAISAL

OWNER: Susie Goodwin
PROPERTY ADDRESS: 1940-48 Ellis

PARCEL NO. 1100-14
DATE ACQ: 1-4-49

OWNER'S ADDRESS: 1942 Ellis

IRS: \$17.60
CONSID: N.S.
BEST USE: Present

ZONING: R-3

PRESENT USE: Conv. flats
8 apts.

ASSESSED VALUE: Land \$ 1,620.00
Imps. 5,100.00
\$ 6,720.00

TAXES: \$ 558.44

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 +

A 3 st. fr. converted flats now 2-2's, 4-5's, 2-3's apt.
w/ bsmt. stg.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.88+	\$ 11,000	
Improvements	6,794 s.f. @ 4.25	\$28,875	
Bsmt.	2,196 s.f.	<u>1,000</u>	
		29,875	
		<u>40,875</u>	\$40,900

MARKET COMPARISON:

Sales Most Comparable	729-9; 1126-30		
	2,250 s.f. @ \$ 19.00	\$ 42,750	42,800

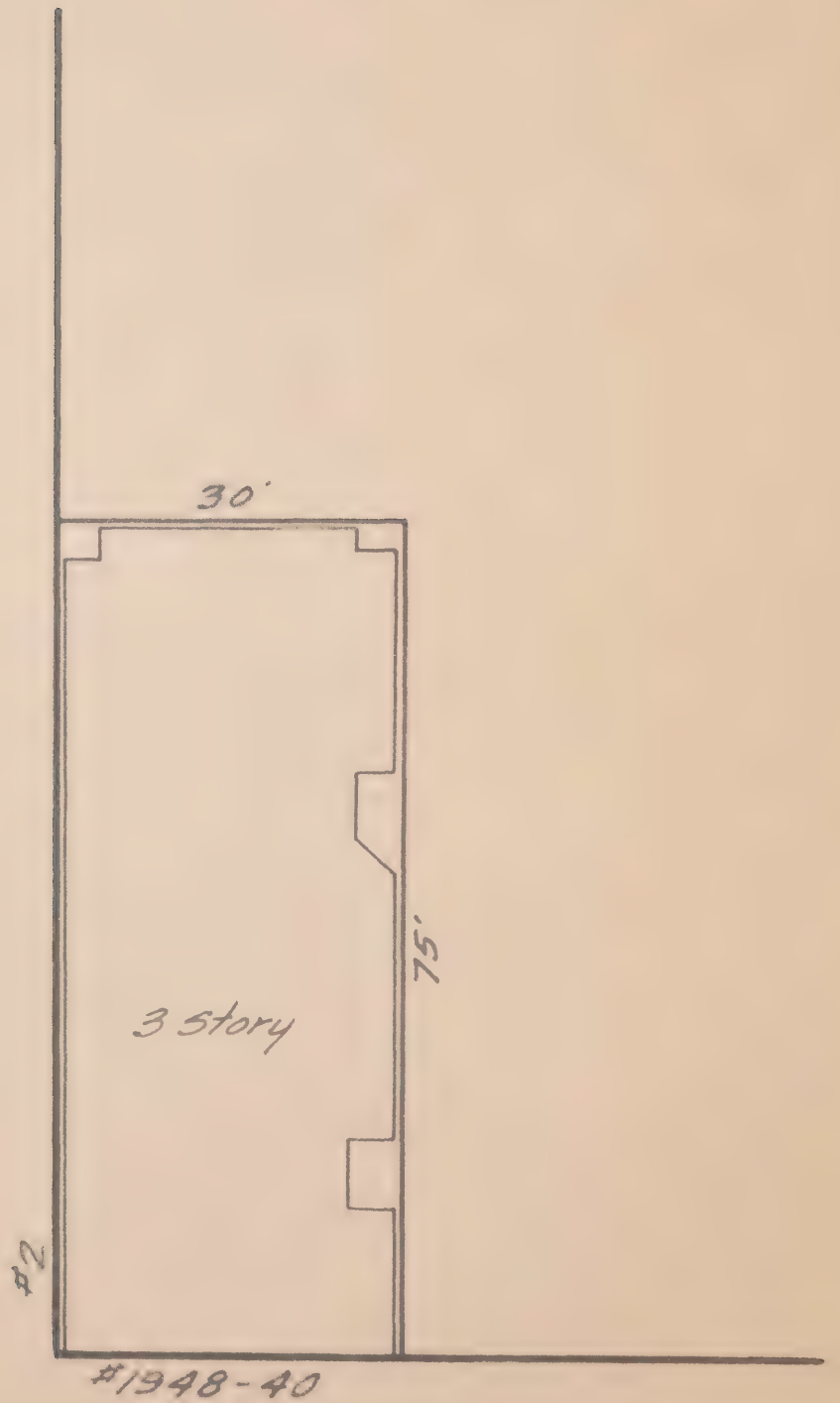
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-2's	48	2 @\$50	100	
1-5	Owner	1 @ 85	85	
2-3's	55	2 @ 60	120	
3-5's	75	3 @ 75	<u>225</u>	
			530 x 80	42,400

LAND	\$ 11,000
IMPROVEMENTS	<u>30,000</u>

MARKET VALUE OF PROPERTY \$ 41,000

BEIDEMAN PLACE



ELLIS STREET



APPRAISAL

OWNER: Sidney Williams et ux
PROPERTY ADDRESS: 1960 Ellis

PARCEL NO. 1100-15
DATE ACQ: 12-22-60

OWNER'S ADDRESS: 1960 Ellis

IRS: -
CONSID: Estate
BEST USE: Present

ZONING: R-3 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 1,070.00
Impe. 800.00
\$ 1,870.00

TAXES: \$ 80.60

LAND: DIMENSION 30 x 39 = 1,170

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 40 ±

A 2 st, fr. stucco 1-3 rm., 1-5 rm. flat bldg.

SUMMATION APPROACH:

Rounded to

Land 1,170 s. f. @ \$5.13±
Improvements 1,694 s. f. @ 5.10

\$ 6,000
8,639
14,639

\$14,700

MARKET COMPARISON:

Sales Most Comparable 1100-44; 687-25A
1,170 s. f. @ \$ 12.50

\$ 14,625

14,600

INCOME APPROACH:

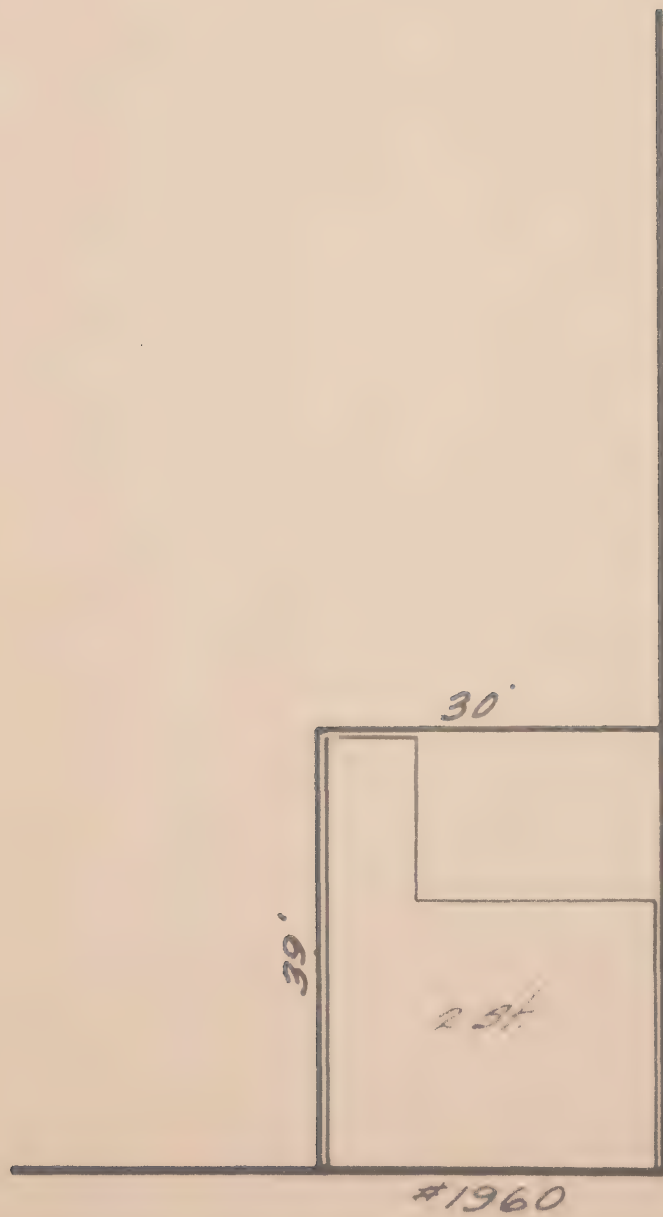
Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-3	75		75
1-5	Owner		90
			165 x 90 =
			14,850

14,900

LAND \$ 6,000
IMPROVEMENTS 8,500

MARKET VALUE OF PROPERTY \$ 14,500

ELLIS STREET



BEIDEMAN PLACE



APPRAISAL

OWNER: Joseph Thompson
PROPERTY ADDRESS: 17 Biedeman

PARCEL NO. 1100-15A
DATE ACQ: Before 1952

OWNER'S ADDRESS: 17 Biedeman

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: R-3

PRESENT USE: 5 rm. hse.

ASSESSED VALUE: Land \$ 590.00
Imps. 200.00
\$ 790.00

TAXES: \$ 65.64

LAND: DIMENSION 30 x 36 = 1,080

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 35 ±

A 2 st. fr. stucco 5 rm. hse. with a rumpus rm. and gar. below.

SUMMATION APPROACH:

Rounded to

Land 1,080 s. f. @ \$4.63+
Improvements 1,730 s. f. @ 7.00

\$ 5,000
12,110
17,110

\$17,100

MARKET COMPARISON:

Sales Most Comparable 784-14
1,080 s. f. @ \$ 16.00

\$ 17,280

17,300

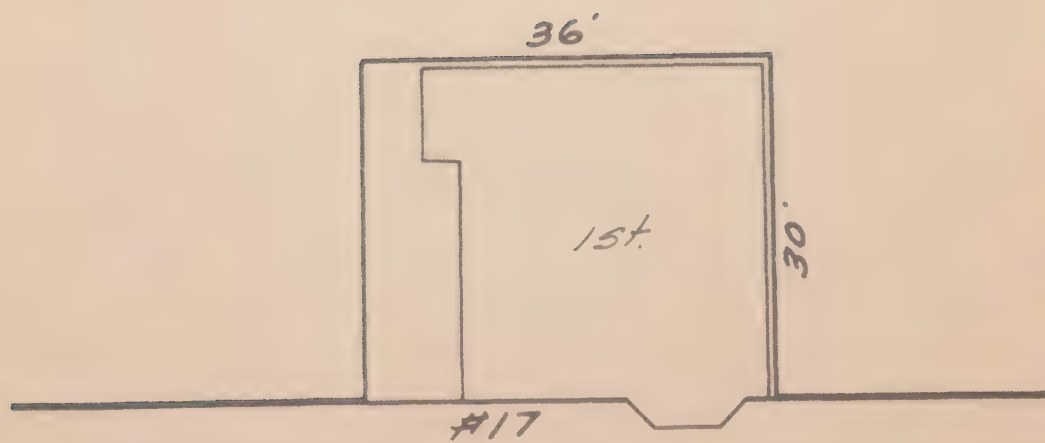
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

Owner occupied

LAND \$ 5,000
IMPROVEMENTS 12,000

MARKET VALUE OF PROPERTY \$ 17,000



BEIDEMAN PLACE



APPRAISAL

26-36

OWNER: Grace L. Bartlett
PROPERTY ADDRESS: 1964-70 Ellis

PARCEL NO. 1100-16
DATE ACQ: 1-30-59

OWNER'S ADDRESS: 620A 7th Avenue

IRS: \$24.20
CONSID: \$22,000
BEST USE: Present

ZONING: R-3

PRESENT USE: 4 apts.

ASSESSED VALUE: Land \$ 1,220.00
Impe. 2,500.00
\$ 3,720.00

TAXES: \$ 309.14

LAND: DIMENSION 30 x 75 = 2,250

s. f.

IMPROVEMENTS: Condition Fair-to-good

Effective Age 40 ±

A 2 st. 4-4 rm. apt. w/ bsmt. stg. area.

SUMMATION APPROACH:

Rounded to

Land	2,250 s. f. @ \$4.44±	\$ 10,000	
Improvements	4,870 s. f. @ 3.00	\$14,610	
Bsmt.	2,414 s. f.	1,000	
		<u>15,610</u>	
			<u>15,610</u>
			\$25,600

MARKET COMPARISON:

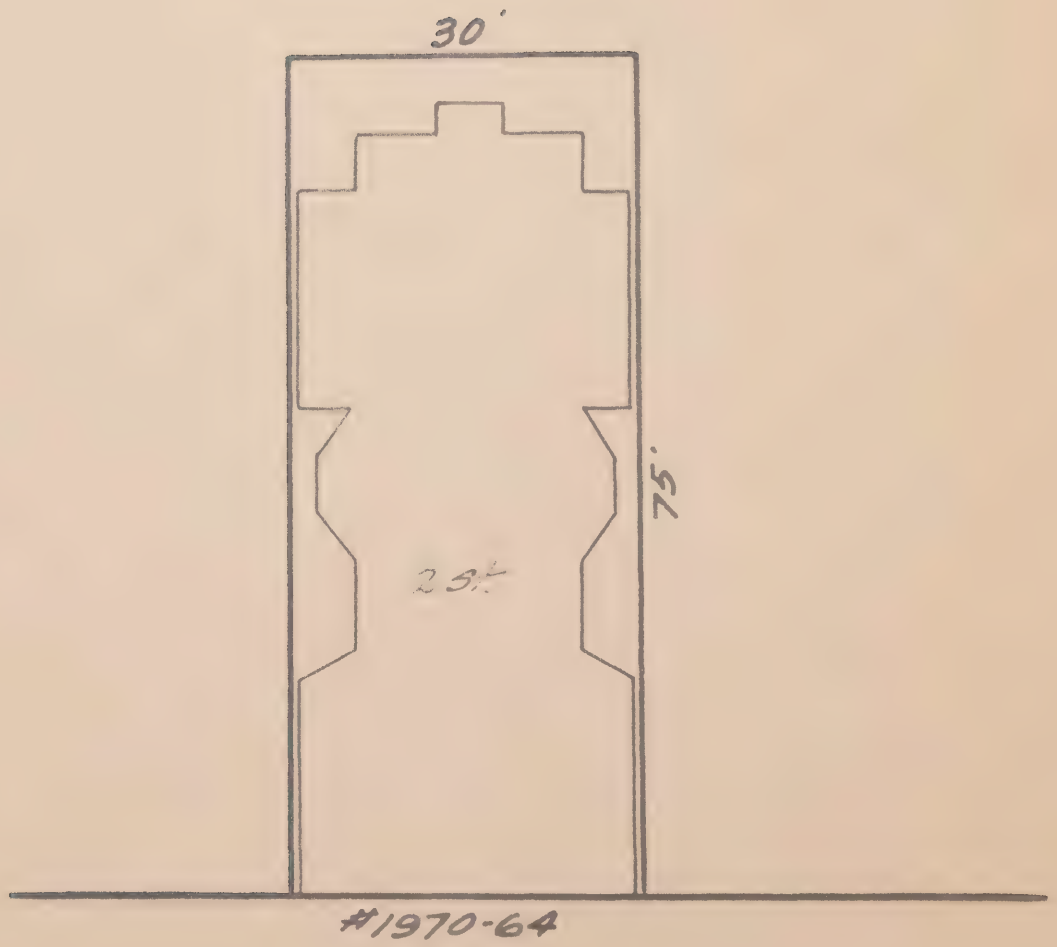
Sales Most Comparable	730-14; 660-2		
2,250 s. f. @ \$	11.50	\$ 25,875	25,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
4-4 @ \$85	= \$340		340 x 80
			27,200

LAND	\$ 10,000
IMPROVEMENTS	<u>15,500</u>

MARKET VALUE OF PROPERTY \$ 25,500



ELLIS STREET



APPRAISAL

OWNER: Roberto V. Vallanca et ux
PROPERTY ADDRESS: 1310 Divisadero

PARCEL NO. 1100-21
DATE ACQ: 12-12-49

OWNER'S ADDRESS: 1310 Divisadero

ZONING: C-2

PRESENT USE:

7 rm. hse. used as office and residence

IRS: \$5.50
CONSID: N.S.
BEST USE: Present

ASSESSED VALUE: Land \$ 1,440.00
Imps. 300.00
\$ 1,740.00

TAXES: \$ 144.60

LAND: DIMENSION 25 x 90 = 2,250

IMPROVEMENTS: Condition Fair

Effective Age 50

A 1 st. fr. 7 rm. hse. being used as a combination doctor's office and residence.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.88+	\$ 11,000
Improvements	1,510 s.f. @ 2.00	3,020
		<u>14,020</u>

\$14,000

MARKET COMPARISON:

Sales Most Comparable No good comps. See 677-41; 677-33
2,250 s.f. @ \$ 6.00

\$ 13,500

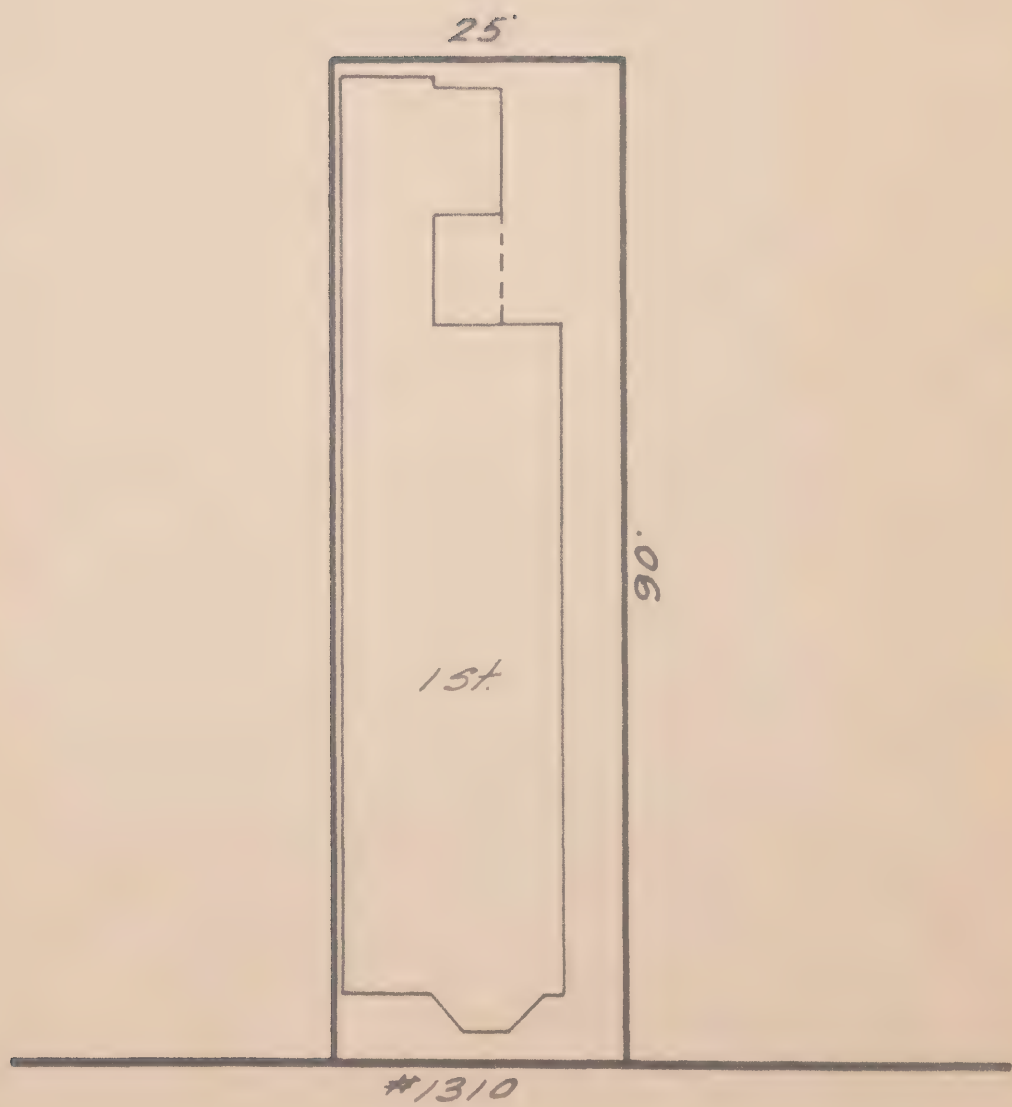
INCOME APPROACH:

Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 11,000
IMPROVEMENTS	<u>3,000</u>

MARKET VALUE OF PROPERTY \$ 14,000





APPRAISAL

26-19

OWNER: Dorothy Block et ux
PROPERTY ADDRESS: 1332 Divisadero

PARCEL NO. 1100-22
DATE ACQ: 1-13-59

OWNER'S ADDRESS: 232 Anzavista

ZONING: C-2

PRESENT USE: Conv. flats
3 apts., 5
housekeeping rms.

IRS: \$14.30
CONSID: \$13,000 Ind.
BEST USE: Present

ASSESSED VALUE: Land \$ 1,440.00
Imps. 1,100.00
\$ 2,540.00

TAXES: \$ 211.08

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Poor Effective Age 55 ±

- 1) A 2½ st. fr. converted flats, now 2-2 rm. apts. 1-3 rm. apt. and 5 housekeeping rms. Bldg. contains 6 kitchens, 3 baths.
- 2) Rear bldg. - a 1 st. fr. rustic 4 rm. hse. w/ stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.88+	\$ 11,000	
Improvements	2,451 s.f. @ 3.25	\$7,966	
Rear bldg.	622 s.f. @ 3.00	1,866	
Basement	622 s.f. @ 1.00	622	
		<u>10,454</u>	
		21,454	\$21,500

MARKET COMPARISON:

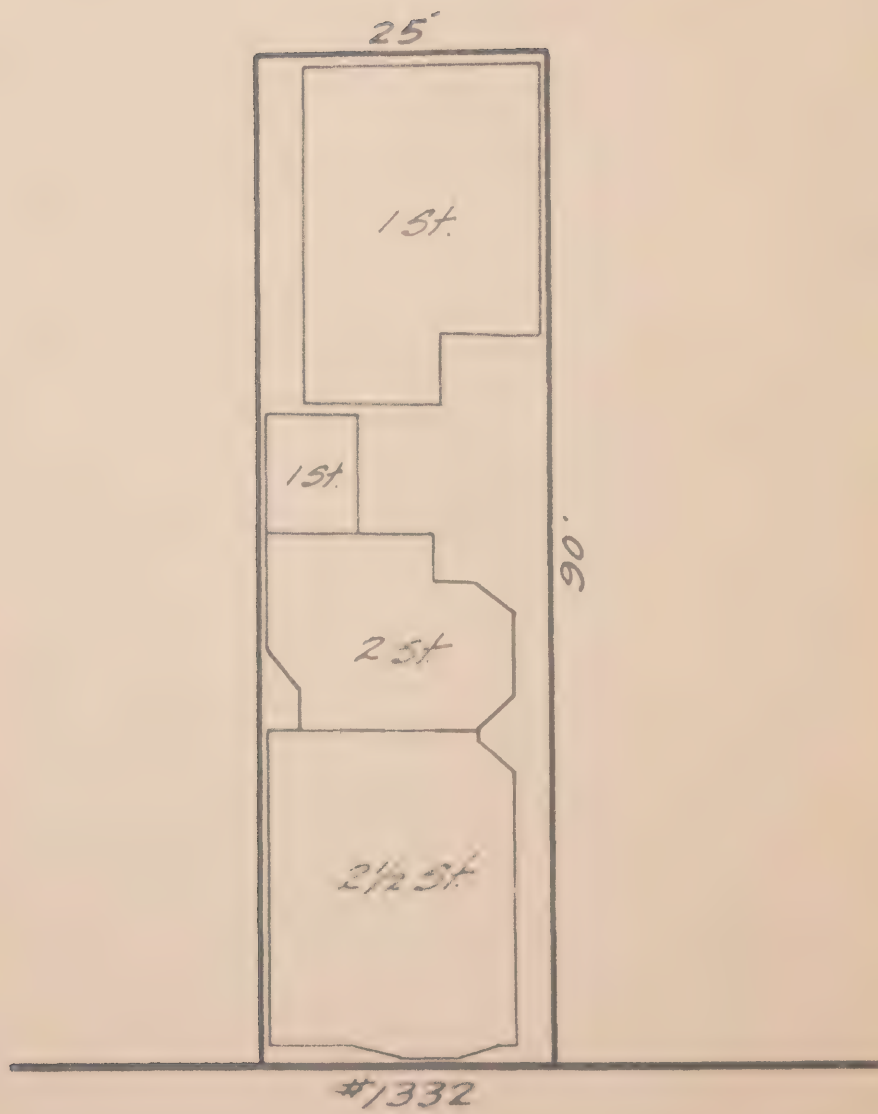
Sales Most Comparable	No good comps. See 1100-25; 1126-29	
2,250 s.f. @ \$ 9.00	\$ 20,250	20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-2's @	\$33	2 @ \$35	70	
1-3 @	\$55	1 @ 60	60	
5 rms. ave.	\$31.50	5 @ 20	100	
Rear 1-4	\$65	1 @ 65	65	
			<u>295</u> x 80	23,600

LAND	\$ 11,000
IMPROVEMENTS	<u>10,500</u>

MARKET VALUE OF PROPERTY \$ 21,500



DIVISADERO STREET



APPRAISAL

OWNER: Coleman Hirsch et ux
PROPERTY ADDRESS: 1340 Divisadero

PARCEL NO. 1100-23
DATE ACQ: 10-17-52

OWNER'S ADDRESS: 1340 Divisadero

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: C-2

PRESENT USE: 2 flats, studio apt., store

ASSESSED VALUE: Land \$ 1,440.00
Impr. 2,750.00
\$ 4,190.00

TAXES: \$ 348.18

LAND: DIMENSION 25 x 90 = 2,250

IMPROVEMENTS: Condition Good

Effective Age 35 ±

A 3 st. fr. stucco 2-5 rm. flat, 1-2 rm. studio apt. and a store on the ground level.

SUMMATION APPROACH:

Rounded to

Land 2,250 s.f. @ \$4.88+
Improvements 3,979 s.f. @ 5.00

\$ 11,000
19,895
30,895

\$30,900

MARKET COMPARISON:

Sales Most Comparable 666-12
2,250 s.f. @ \$

13.00

\$ 29,250

29,300

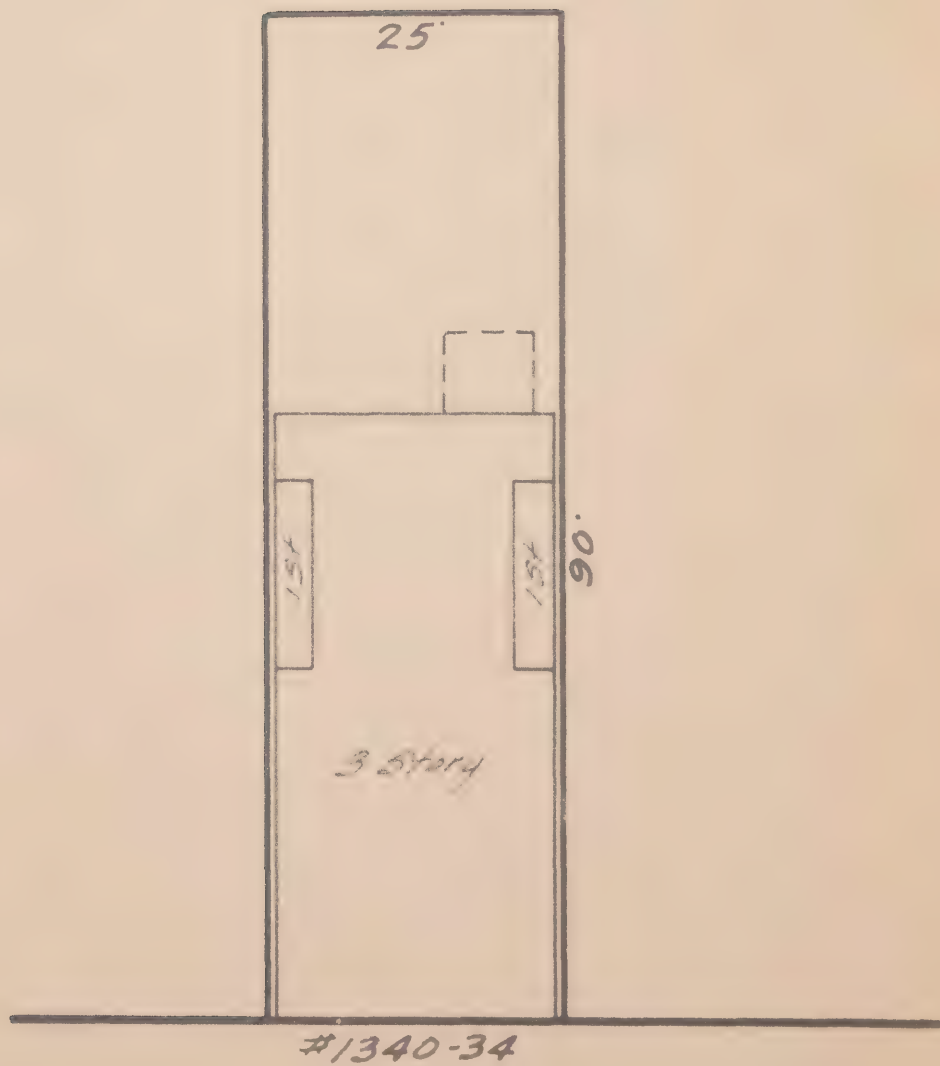
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Store (L)	60		75
1-2 rm. studio apt.	50		50
1-5 Owner			85
1-5	60		85
			295 x 100
			29,500

LAND
IMPROVEMENTS

\$ 11,000
19,500

MARKET VALUE OF PROPERTY \$ 30,500



DIVISADERO STREET



APPRAISAL

OWNER: Pauline F. Rosenbaum
 PROPERTY ADDRESS: 1346 Divisadero

PARCEL NO. 1100-24
 DATE ACQ: 10-8-57

OWNER'S ADDRESS: 330 Arguello Blvd. #2

IRS: -
 CONSID: N.S.
 BEST USE: Present

ZONING: C-2 PRESENT USE: 2 stores and 1 flat

ASSESSED VALUE: Land \$ 1,440.00
 Impe. 2,300.00
 \$ 3,740.00

TAXES: \$ 310.80

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 2 st. fr. 5 rm. flat above and 2 stores and 1 sleeping rm. below.
 The bldg. contains 2 kitchens and 1½ baths.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.88+	\$ 11,000
Improvements	3,130 s.f. @ 3.25	10,173
		<u>21,173</u>

\$21,200

MARKET COMPARISON:

Sales Most Comparable 663-25; 654-3
 2,250 s.f. @ \$ 9.00

\$ 20,250

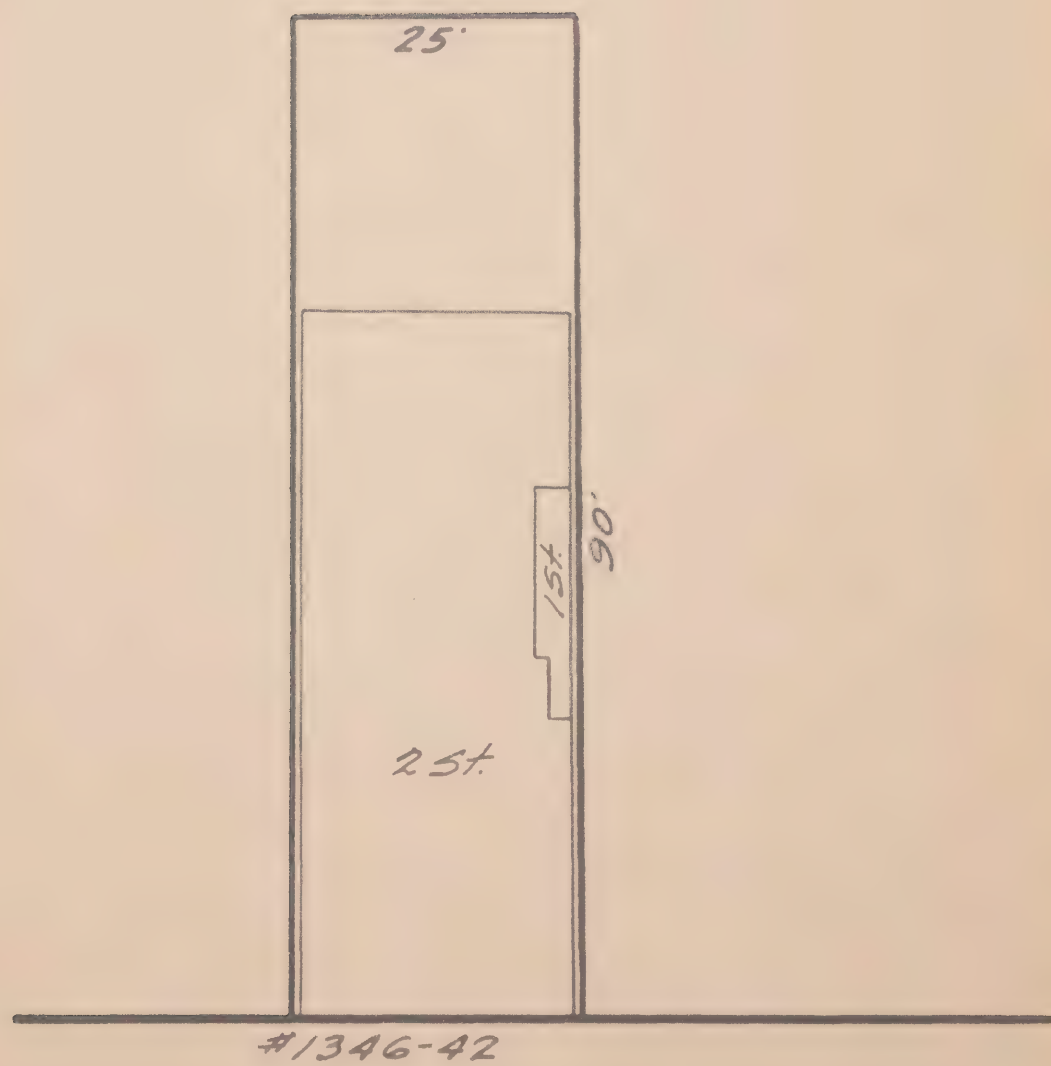
20,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
#1 store plus rm.	65		75
#2 store	Vacant		65
5 rm. flat	Not avail.		80
			<u>220 x 90</u>
			19,800

LAND	\$ 11,000
IMPROVEMENTS	<u>10,000</u>

MARKET VALUE OF PROPERTY \$ 21,000





APPRAISAL

26-8

OWNER: Charles Boylan et ux
PROPERTY ADDRESS: 1350 Divisadero

PARCEL NO. 1100-25
DATE ACQ: 10-15-59

OWNER'S ADDRESS: 250 Bysbee

IRS: \$17.60
CONSID: \$16,000
BEST USE: Present

ZONING: C-2 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 1,240.00
Imps. 700.00
\$ 1,940.00

TAXES: \$ 161.22

LAND: DIMENSION 25.09 x 63.94 = 1,604 s. f.

IMPROVEMENTS: Condition Fair Effective Age 55 ±

A 2 st. fr. 2 flat bldg. with bsmt. stg. area. Inside inspection was refused.

SUMMATION APPROACH:

Rounded to

Land	1,604 s. f. @ \$4.99±	\$ 8,000	
Improvements	2,568 s. f. @ 3.50	\$8,988	
Basement	1,260 s. f.	1,000	
		9,988	
		17,988	\$18,000

MARKET COMPARISON:

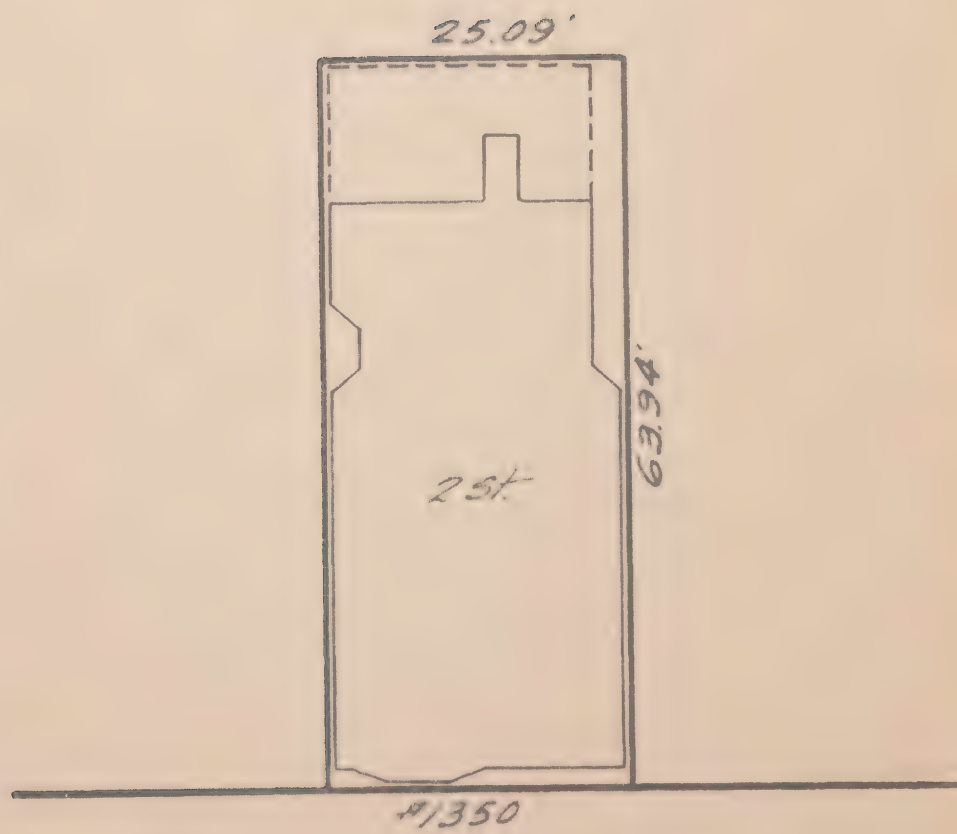
Sales Most Comparable 1100-25; 750-18; 1126-25
1,604 s. f. @ \$ 11.00 \$ 17,644 17,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-6	100		90	
1-5	100		90	
			180 x 95	17,100

LAND \$ 8,000
IMPROVEMENTS 9,500

MARKET VALUE OF PROPERTY \$ 17,500



DIVISADERO STREET



APPRaisal

26-7

OWNER: John Merlo et ux
PROPERTY ADDRESS: 1358 Divisadero

PARCEL NO. 1100-26
DATE ACQ: 10-29-52

OWNER'S ADDRESS: 1358 Divisadero

IRS: \$13.20
CONSID: N.S.
BEST USE: Present

ZONING: C-2

PRESENT USE: Gar. and Off.

ASSESSED VALUE: Land \$ 1,640.00
Impe. 700.00
\$ 2,340.00

TAXES: \$ 194.46

LAND: DIMENSION Irregular = 2,895

s. f.

IMPROVEMENTS: Condition Good

Effective Age 30 ±

A 2 st. stucco and conc. block gar. and warehouse with w.c. below,
3 office rooms above with 1 kitchen and 1/2 bath.

SUMMATION APPROACH:

Rounded to

Land	2,895 s.f. @ \$4.84±	\$ 14,000	
Improvements	4,800 s.f. @ 1.50	7,200	
		<u>21,200</u>	\$21,200

MARKET COMPARISON:

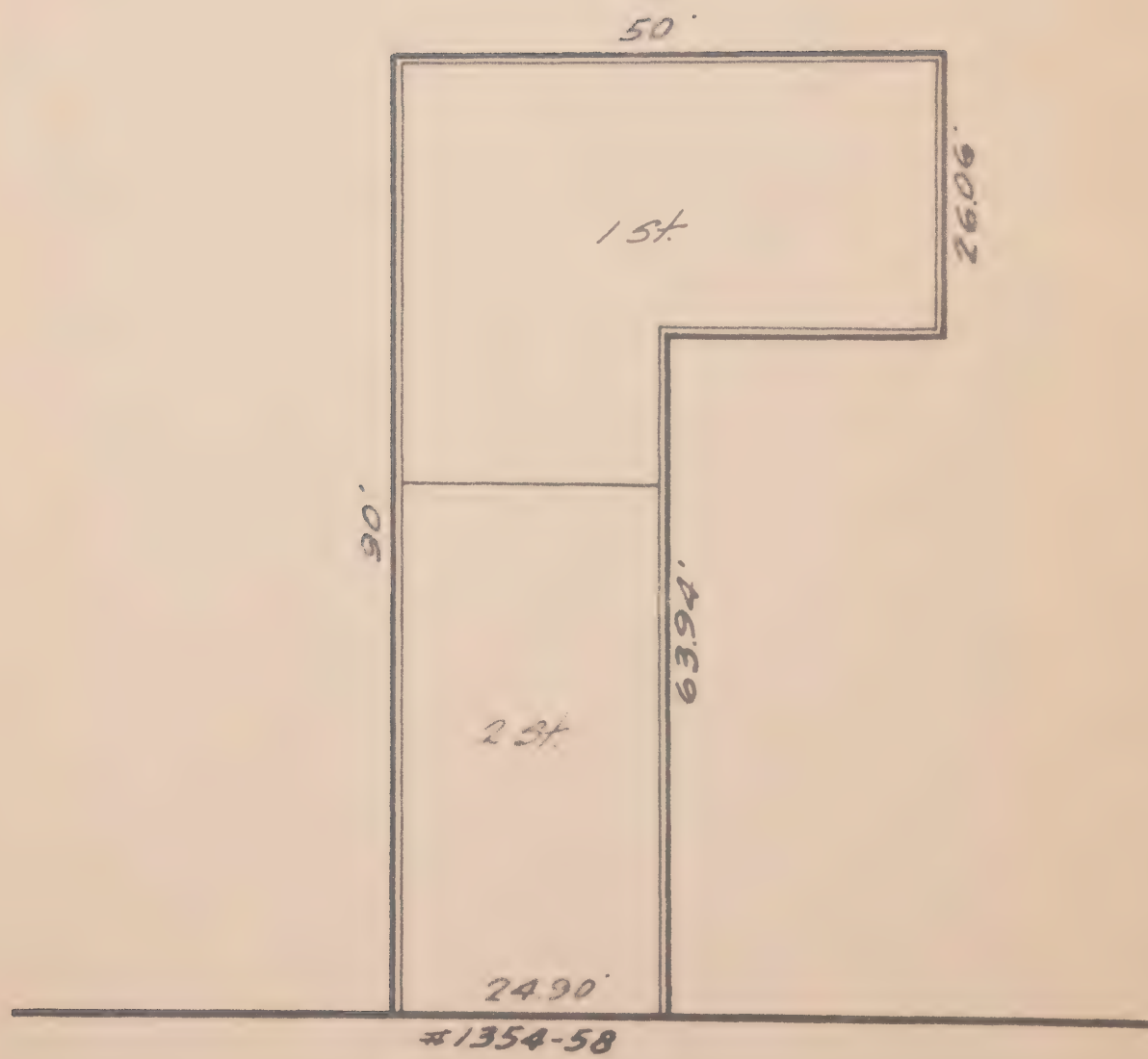
Sales Most Comparable	Not good comps. See 677-7; 1127-20	
2,895 s.f. @ \$ 7.50	\$ 21,713	21,700

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Entire bldg. Owner			250 x 85 = 21,250
			21,300

LAND	\$ 14,000
IMPROVEMENTS	<u>7,000</u>

MARKET VALUE OF PROPERTY \$ 21,000



DIVISADERO STREET





APPRAISAL

26-6

OWNER: Mae Goldberg et al
PROPERTY ADDRESS: 1364 Di Isadero

PARCEL NO. 1100-27
DATE ACQ: 10-16-61

OWNER'S ADDRESS: Umben Co., 58 Sutter St.

IRS: -
CONSID: Not a sale
BEST USE: Present

ZONING: C-2 PRESENT USE: Flat & store

ASSESSED VALUE: Land \$ 2,220.00
Imps. 2,800.00
\$ 5,020.00

TAXES: \$ 417.16

LAND DIMENSION 25 x 90 = 2,250

IMPROVEMENTS: Condition Fair-to-poor Effective Age 50 ±
1) A 2 st. fr. stucco 1-6 rm. flat above and 2 rm. store below.
2) A 2 st. fr. stucco 1-4 rm. flat above and ground flr. stg. area.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$5.33+	\$ 12,000	
Improvements	2,457 s.f. @ 3.50+	\$8,600	
	1,192 s.f. @ 2.00	2,384	
		10,984	
		22,984	\$23,000

MARKET COMPARISON:

Sales Most Comparable 756-10; 781-24
2,250 s.f. @ \$ 10.00 \$ 22,500

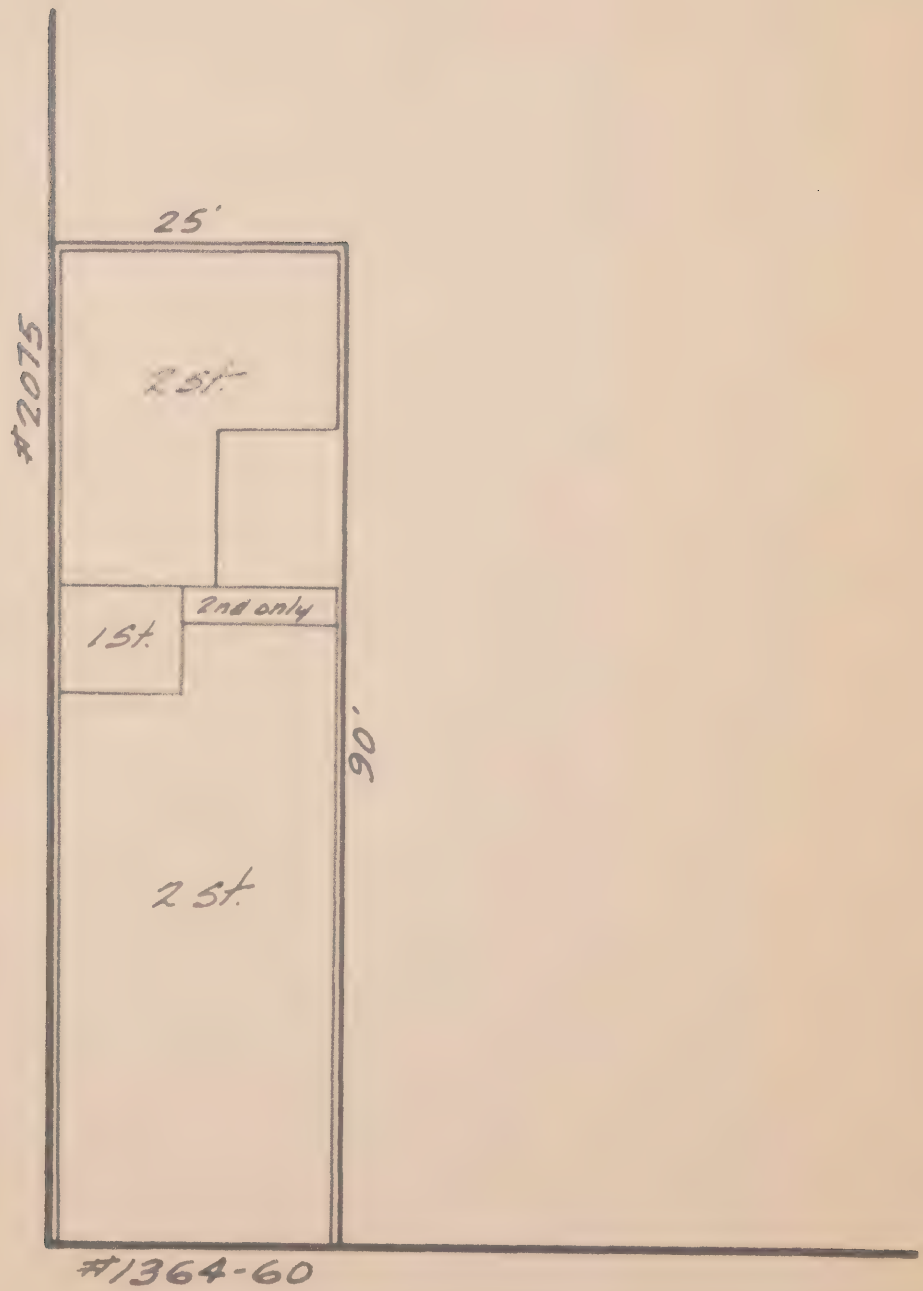
INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-rm. bar	125		125	
1-6 rm. flat	48		75	
1-4 rm. flat	65		65	
plus stg.			265 x 85 =	
			22,525	22,500

LAND \$ 12,000
IMPROVEMENTS 10,500

MARKET VALUE OF PROPERTY \$ 22,500

O'FARRELL STREET



DIVISADERO STREET



APPRAISAL

OWNER: James E. Lee et ux
PROPERTY ADDRESS: 2069 O'Farrell

PARCEL NO. 1100-28
DATE ACQ: 11-13-56

OWNER'S ADDRESS: 2069 O'Farrell

IRS: \$10.45
CONSID: N.S.
BEST USE: Present

ZONING: R-3 PRESENT USE: 3 flats

ASSESSED VALUE: Land \$ 1,220.00
Impe. 2,850.00
\$ 4,070.00

TAXES: \$ 259.28

LAND: DIMENSION 30 x 75 = 2,250

IMPROVEMENTS: Condition Fair Effective Age 50
A 3 st. fr. 2-5 rm., 1-6 rm. flat with bsmt. gar. and stg. area.
Also, a fr. shed.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements	4,835 s.f. @ 3.50	\$16,923	
Basement	1,505 s.f. @ 1.00	<u>1,505</u>	
		18,428	
		<u>28,428</u>	\$28,400

MARKET COMPARISON:

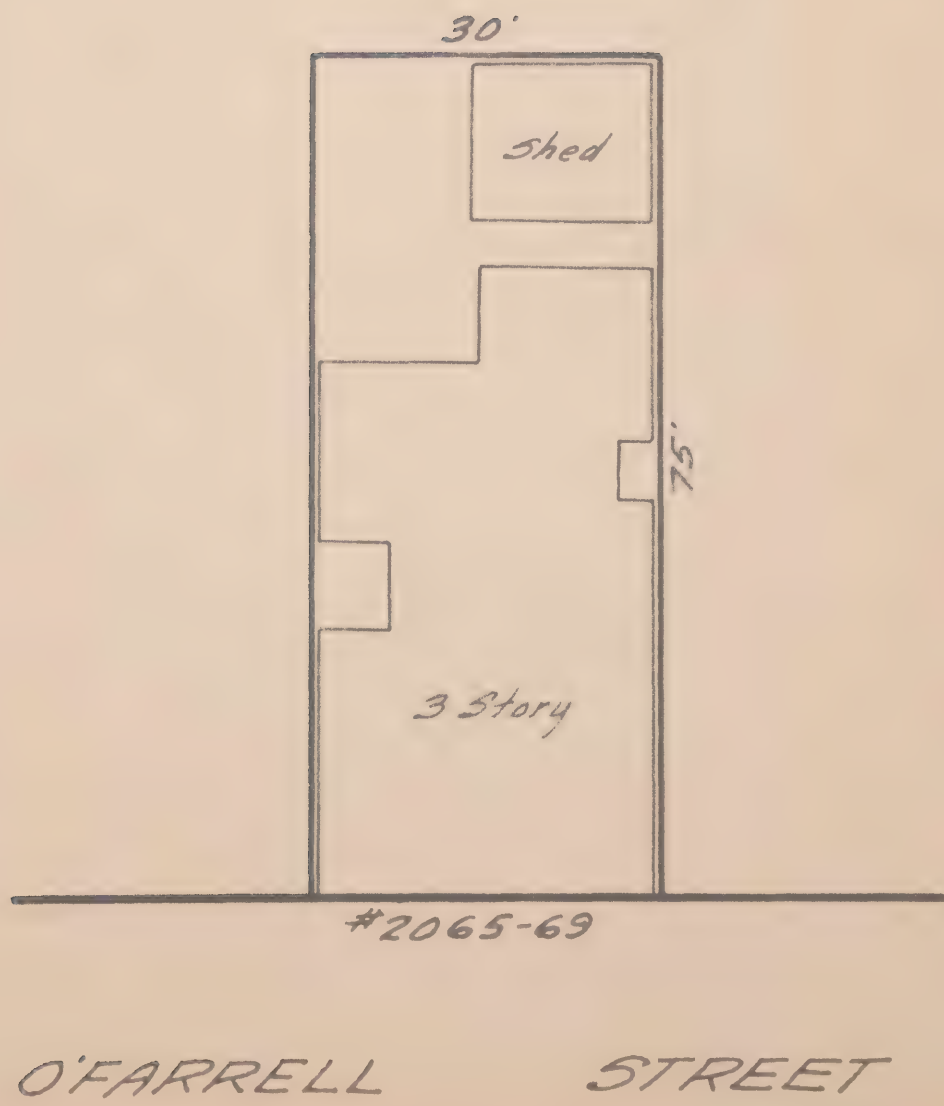
Sales Most Comparable 730-12; 1126-29
2,250 s.f. @ \$ 12.00 \$ 27,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
2-5 @ \$110	\$220		220	
1-6	Owner		115	
			<u>335</u> x 80	26,800

LAND \$ 10,000
IMPROVEMENTS 17,500

MARKET VALUE OF PROPERTY \$ 27,500





APPRAISAL

OWNER: S. V. Wilson
PROPERTY ADDRESS: 49-59 Beideman Place

PARCEL NO. 1100-29, -30
DATE ACQ: 4-2-58

OWNER'S ADDRESS: 753 Maddux Dr., Colma

IRS: -
CONSID: N.S.

ZONING: R-3

PRESENT USE: 6 flats and
Vacant lot

BEST USE: Present plus
another R-3

ASSESSED VALUE: Land \$ 2,040.00
Impe. 3,730.00
\$ 5,770.00

TAXES: \$ 479.48

LAND: DIMENSION 60 x 75 = 4,500

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40 +

A 3 st. fr. stucco 6-4 rm. flat with bsmt. stg. area.

SUMMATION APPROACH:

Rounded to

Land	4,500 s.f. @ \$5.00	\$ 22,500
Improvements	4,434 s.f. @ 4.60	\$20,396
	1,450 s.f. @ 1.25	<u>1,813</u>
		22,209
		<u>44,709</u>

\$44,700

MARKET COMPARISON: For land 771-1; 770-3; 1101-22
Sales Most Comparable For 6 flats 729-9; 1126-30

Pcl. 29 Vacant	2,580+ s.f. @ \$ 5.00	\$ 12,900
Pcl. 30 Improv.	1,920 s.f. @ 16.50	<u>31,680</u>
		44,580

44,600

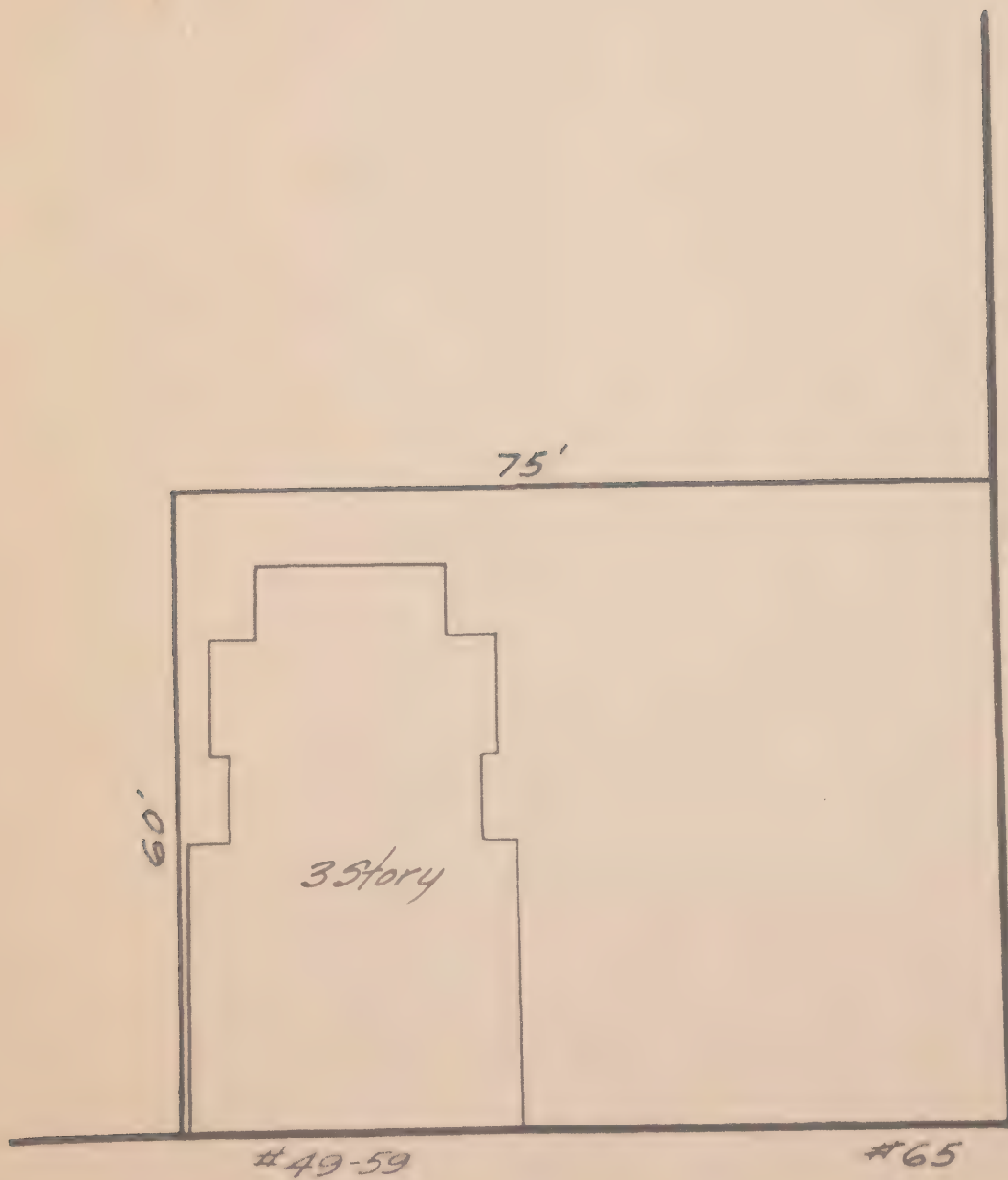
INCOME APPROACH:

For improved portion - Parcel 30

Units	Actual	Fair	Total Monthly
6-4's @ \$40	\$240	6 @ \$60	\$ 360 x 90
			32,400
			Add Pcl. 29
			<u>12,900</u>
			45,300

LAND	\$ 22,500
IMPROVEMENTS	<u>22,000</u>

MARKET VALUE OF PROPERTY \$ 44,500



O'FARRELL STREET

BEIDEMAN PLACE



APPRAISAL

26-10

OWNER: Henry A. Caballero
PROPERTY ADDRESS: 45 Beideman

PARCEL NO. 1100-31
DATE ACQ: 2-17-54

OWNER'S ADDRESS: 45 Beideman

IRS: \$4.40
CONSID: N.S.

ZONING: R-3

PRESENT USE: Single family residence
BEST USE: R-3

ASSESSED VALUE: Land \$ 840.00
Impe. 250.00
\$ 1,090.00

TAXES: \$ 90.58

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 1 st. fr. 4 rm. hse. with gar. and stg. below.

SUMMATION APPROACH:

Rounded to

Land	2,250 s. f. @ \$4.44±	\$ 10,000	
Improvements	977 s. f. @ 2.00	\$1,954	
Basement	977 s. f.	500	
		<u>2,454</u>	
		12,454	\$12,500

MARKET COMPARISON:

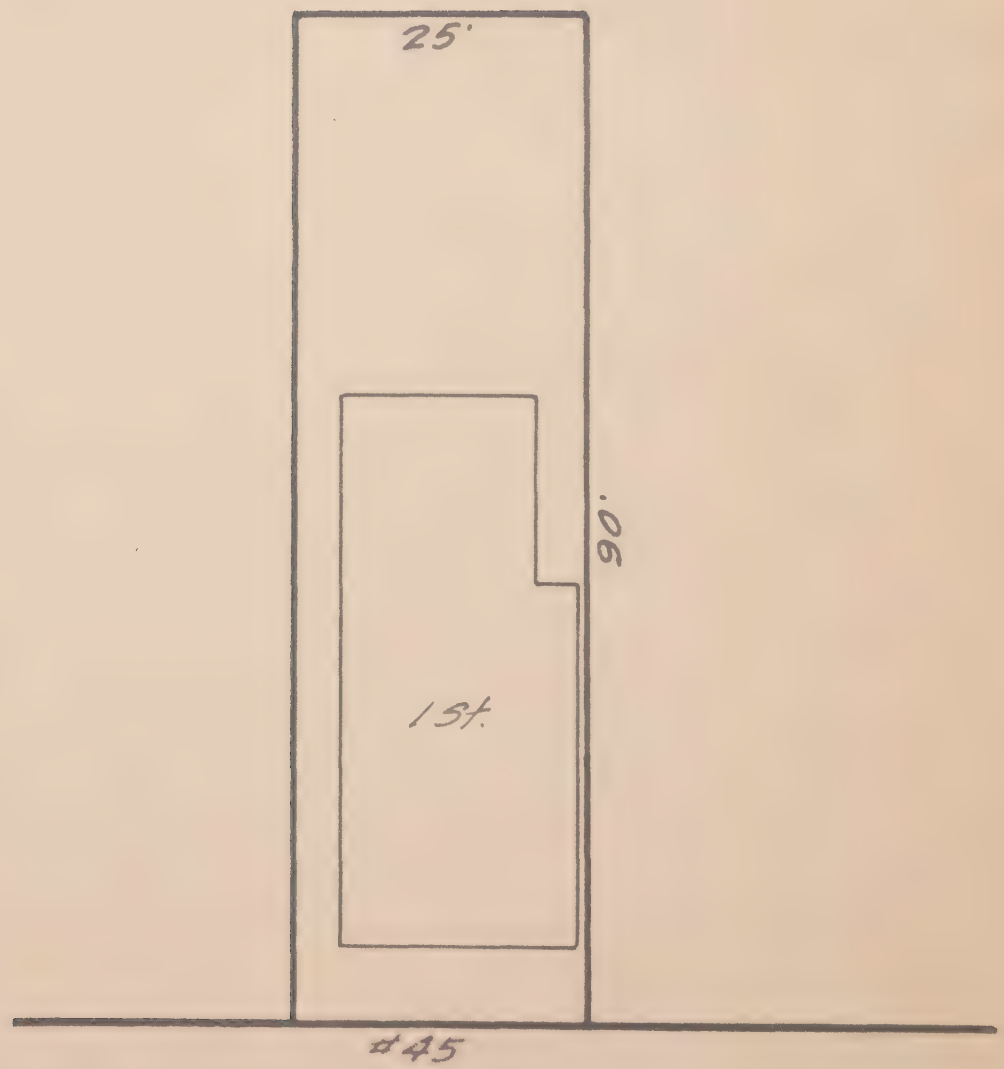
Sales Most Comparable	677-36		
2,250 s. f. @ \$ 5.50		\$ 12,375	12,400

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND	\$ 10,000
IMPROVEMENTS	<u>2,500</u>

MARKET VALUE OF PROPERTY \$ 12,500



BEIDEMAN PLACE



APPRAISAL

OWNER: Frank Roller et ux
PROPERTY ADDRESS: 37 Beideman

PARCEL NO. 1100-32
DATE ACQ: 2-16-62

OWNER'S ADDRESS: Rt. 1, Box 50, Ojai, Calif.

IRS: -
CONSID: No sale
BEST USE: Present

ZONING: R-3 PRESENT USE: 2 houses

ASSESSED VALUE: Land \$ 840.00
Impe. 500.00
\$ 1,340.00

TAXES: \$ 111.37

LAND: DIMENSION 25 x 90 = 2,250

IMPROVEMENTS: Condition Poor Effective Age 55 ±

Front bldg. - A 1 st. fr. 5 rm. hse. with bsmt. gar. and stg.
Rear bldg. - A 2 st.fr. 4 rm. hse. with bsmt. stg.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44±	\$ 10,000	
Improvements (1)	977 s.f. @ 2.00	\$1,954	
Basement	977 s.f.	500	
(2)	900 s.f. @ 2.00	1,800	
Basement	900 s.f.	500	
		4,754	
		14,754	\$14,800

MARKET COMPARISON:

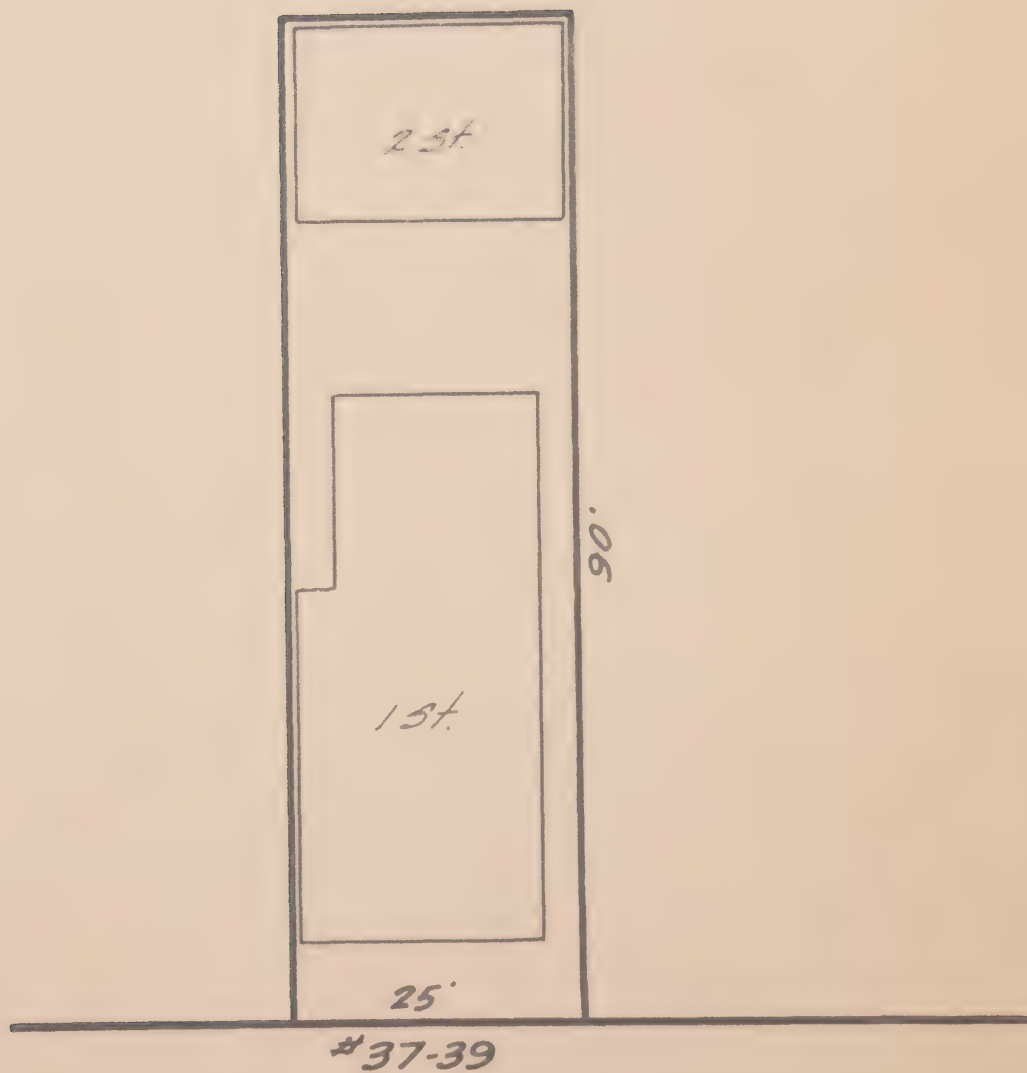
Sales Most Comparable	1100-33		
	2,250 s.f. @ \$ 6.50	\$ 14,625	14,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Front bldg.				
T-5	\$57.50		80	
Gar. & stg.	9.00		9	
Rear Bldg.				
T-4	65.00		75	
			164 x 90 =	
			14,760	14,800

LAND	\$ 10,000
IMPROVEMENTS	4,500

MARKET VALUE OF PROPERTY \$ 14,500



BEIDEMAN PLACE



APPRAISAL

26-23

OWNER: Hugh Wallace et ux
PROPERTY ADDRESS: 25 Beideman

PARCEL NO. 1100-34
DATE ACQ: 2-23-50

OWNER'S ADDRESS: 25 Beideman

IRS: \$9.90
CONSID: N.S.
BEST USE: Present

ZONING: R-3

PRESENT USE: 2 flats and cottage

ASSESSED VALUE: Land \$ 840.00
Imps. 800.00
\$ 1,640.00

TAXES: \$ 136.28

LAND DIMENSION 25 x 90 = 2,250

IMPROVEMENTS: Condition Poor Effective Age 50

Front bldg. - a 2 st. fr. 1-5, 1-4 rm. flat.
Rear bldg. - a 1 st. fr. 3 rm. cottage.
Also, a fr. shed - 30 s.f.

SUMMATION APPROACH:

Rounded to

Land	2,250 s.f. @ \$4.44+	\$ 10,000	
Improvements #1	2,043 s.f. @ \$2.25	\$4,597	
#2	344 s.f. @ 2.50	860	
Shed - no value		-	
		<u>5,457</u>	
		15,457	\$15,500

MARKET COMPARISON:

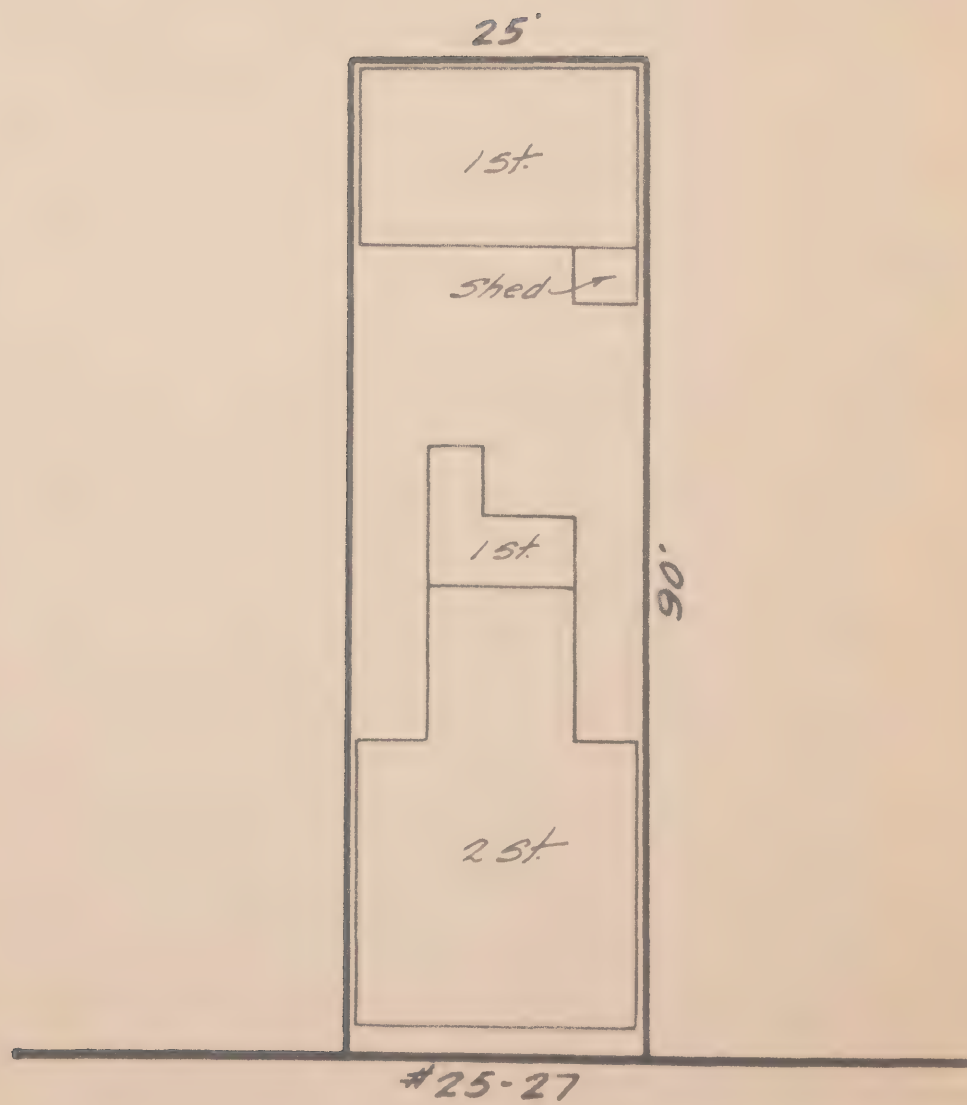
Sales Most Comparable	1100-33		
	2,250 s.f. @ \$ 7.00	\$ 15,750	15,800

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
<u>Front bldg.</u>				
1-5	65		70	
1-4	Owner		60	
<u>Rear bldg.</u>				
1-3	45		50	
			180 x 80	14,400

LAND	\$ 10,000
IMPROVEMENTS	<u>5,500</u>

MARKET VALUE OF PROPERTY \$ 15,500



BEIDEMAN PLACE



APPRAISAL

26-20

OWNER: George Pollard et ux
PROPERTY ADDRESS: 31 Beideman

PARCEL NO. 1100-33
DATE ACQ: 7-13-60

OWNER'S ADDRESS: 1354 St. Francis Way, San Carlos IRS: \$1.10
ZONING: R-3 PRESENT USE: 2 flats and cottage
CONSID: \$13,950
BEST USE: Present

ASSESSED VALUE: Land \$ 840.00
Impe. 800.00
\$ 1,640.00

TAXES: \$ 136.28

LAND: DIMENSION 25 x 90 = 2,250

s. f.

IMPROVEMENTS: Condition Poor Effective Age 50 ±
Front bldg. - A 2 st. fr. 2-5 rm. flat with bsmt. gar. and stg. area.
Rear bldg. - A 1 st. fr. 2 rm. cottage.

SUMMATION APPROACH:

Rounded to

Land	2,250 s. f. @ \$4.44+	\$ 10,000	
Improvements #1	2,103 s. f. @ 2.50	\$5,258	
Basement	1,114 s. f.	1,000	
#2	449 s. f. @ 2.50	1,123	
		7,381	
		17,381	\$17,400

MARKET COMPARISON:

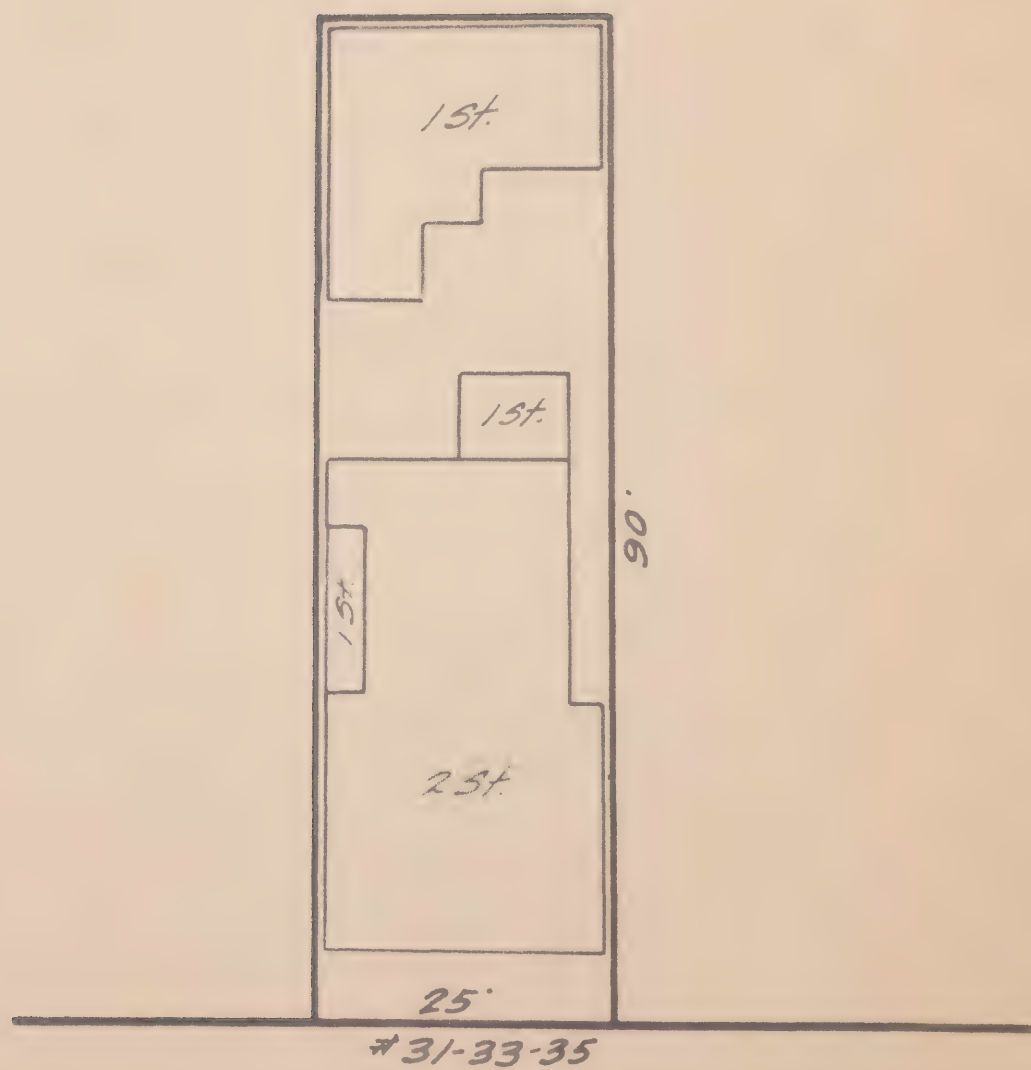
Sales Most Comparable	1100-33		
	2,250 s. f. @ \$ 7.50	\$ 16,875	16,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Front bldg.				
2-5 @ \$85	\$170	2 @ \$85	170	
Rear bldg.				
1-2 @ \$50	50	1 @ 50	50	
			220 x 80	17,600

LAND	\$ 10,000
IMPROVEMENTS	7,000

MARKET VALUE OF PROPERTY \$ 17,000



BEIDEMAN PLACE





APPRAISAL

26-26

OWNER: Hilda Esteban
PROPERTY ADDRESS: 19 Beideman

PARCEL NO. 1100-35
DATE ACQ: 12-22-60

OWNER'S ADDRESS: 19 Beideman

IRS: -
CONSID: Estate Tsfr.
BEST USE: Present

ZONING: R-3 PRESENT USE: 2 flats
1 hskpg. rm.

ASSESSED VALUE: Land \$ 840.00
Imps. 800.00
\$ 1,640.00

TAXES: \$ 136.28

LAND: DIMENSION 25 x 90 = 2,250 s. f.

IMPROVEMENTS: Condition Fair Effective Age 40

A 2 st. fr. stucco residence of 9 rms. Also, a shed.

SUMMATION APPROACH:

Rounded to

Land	2,250 s. f. @ \$4.44+	\$ 10,000	
Improvements	1,032 s. f. @ 5.50	\$5,676	
	Shed 49 s. f.	50	
		<u>5,726</u>	
		15,726	\$15,700

MARKET COMPARISON:

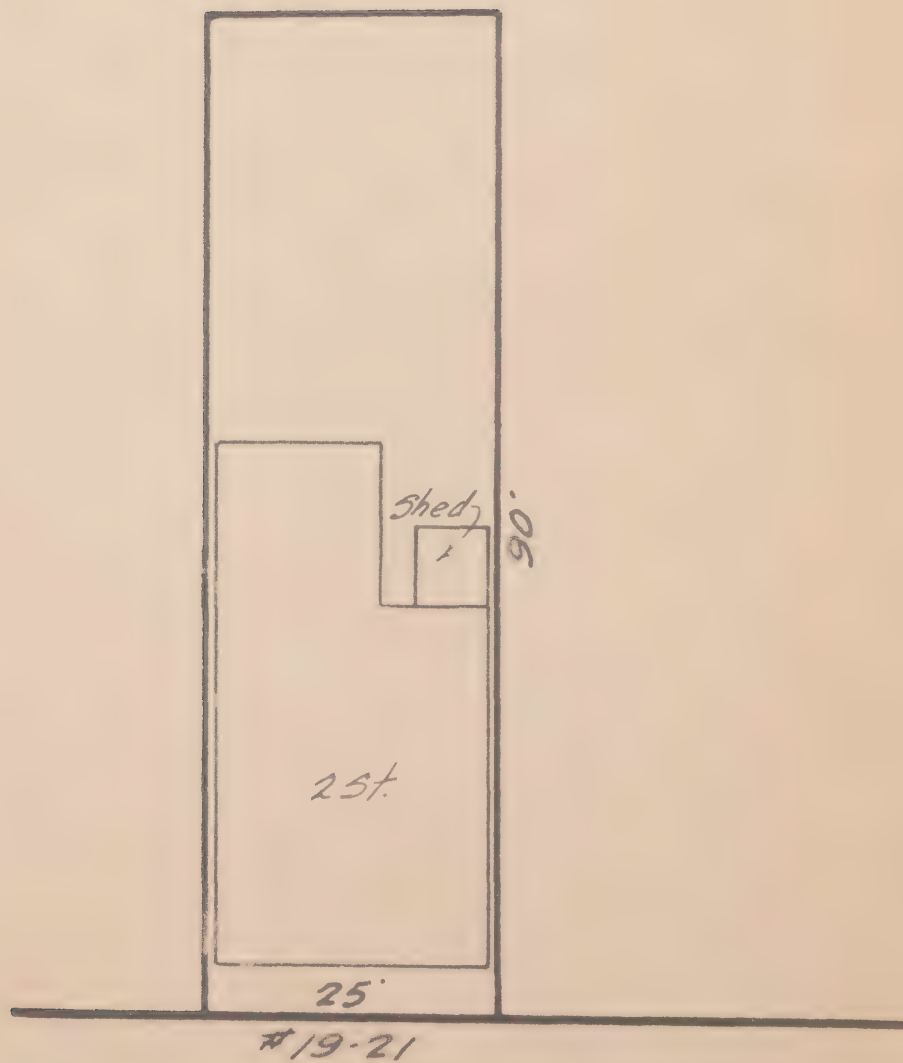
Sales Most Comparable	750-18; 1100-25		
2,250 s. f. @ \$ 7.00		\$ 15,750	15,800

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
\$	\$	\$	\$

LAND	\$ 10,000
IMPROVEMENTS	<u>6,000</u>

MARKET VALUE OF PROPERTY \$ 16,000



BEIDEMAN PLACE



APPRAISAL

26-16

OWNER: Rudolph Silverberg et ux
PROPERTY ADDRESS: Vacant - Deideman

PARCEL NO. 1100-36
DATE ACQ. 8-21-52

OWNER'S ADDRESS: 1122 Oak

IRS: \$13.20
CONSID: N.S.
BEST USE: R-3

ZONING: R-3 PRESENT USE: Vacant Lot

ASSESSED VALUE: Land \$ 3,360.00
Imps. -
\$ 3,360.00

TAXES: \$ 279.22

LAND: DIMENSION 90 x 100 = 9,000

s. f.

IMPROVEMENTS: Condition -

Effective Age - ±

Vacant Land

SUMMATION APPROACH: Not applicable

Rounded to

Land \$
Improvements

MARKET COMPARISON:

Sales Most Comparable 1101-22; 771-1; 770-3
9,000 s. f. @ \$ 4.44±

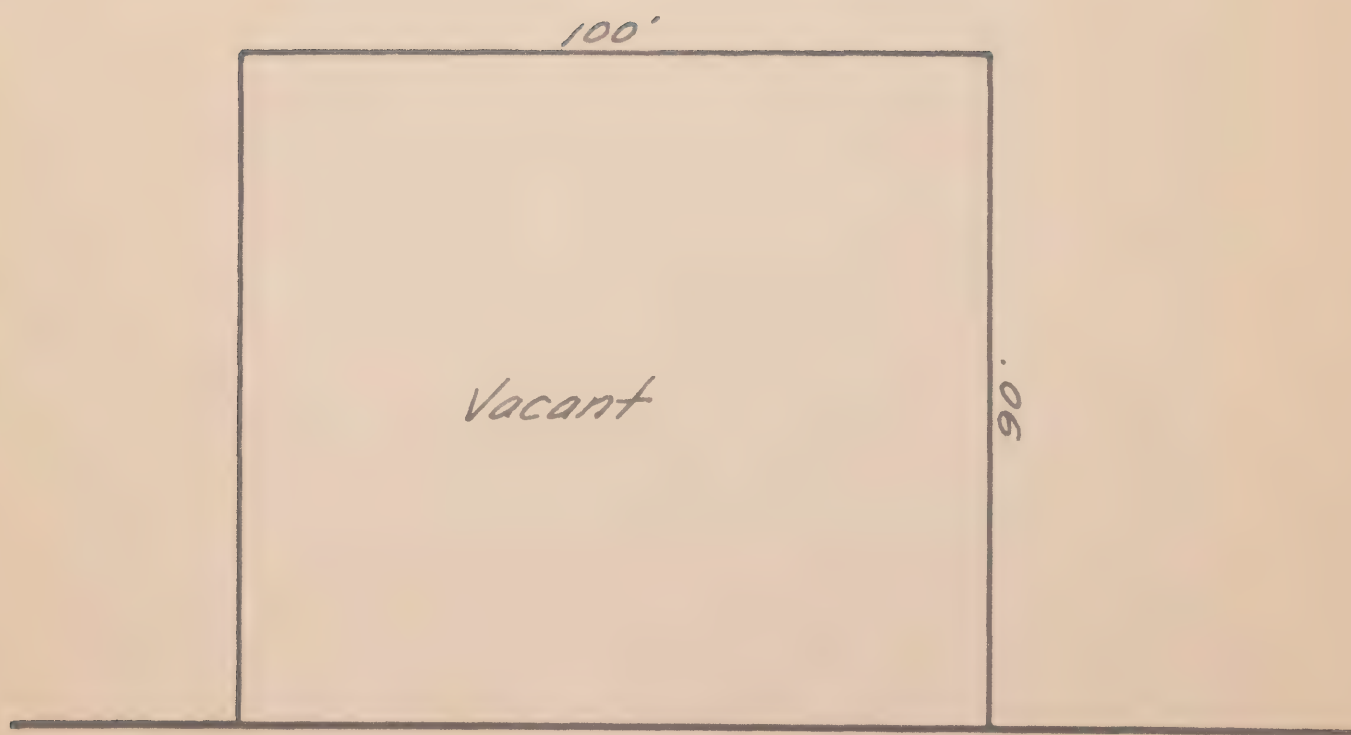
\$40,000

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND \$ 40,000
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 40,000



BEIDEMAN

PLACE



APPRAISAL

OWNER: Mary E. Johnson
PROPERTY ADDRESS: 44-54 Beideman

PARCEL NO. 1100-40
DATE ACQ: 4-15-43

OWNER'S ADDRESS: 1327 Scott St.

IRS: \$20.90
CONSID: N.S.
BEST USE: Present

ZONING: R-3 PRESENT USE: 6 flats

ASSESSED VALUE: Land \$ 1,110.00
Imps. 3,100.00
\$ 4,210.00

TAXES: \$ 345.86

LAND: DIMENSION 33 x 90 = 2,970

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 3 st. fr. 6-4 rm. flat.

SUMMATION APPROACH:

Rounded to

Land	2,970 s. f. @ \$4.38±	\$ 13,000
Improvements	5,687 s. f. @ 4.50	25,592
		<u>38,592</u>

\$38,600

MARKET COMPARISON:

Sales Most Comparable 729-9
2,970 s. f. @ \$12.50

\$ 37,125

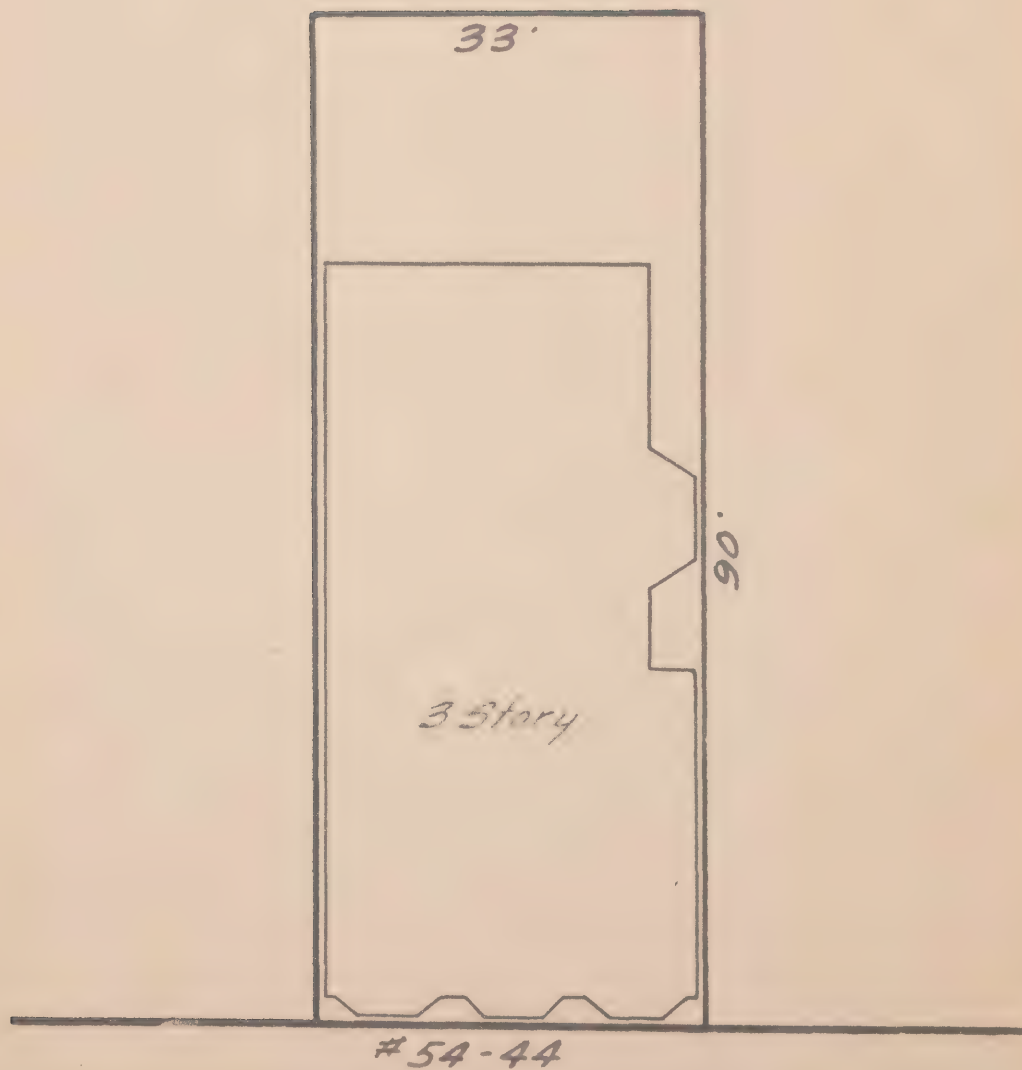
37,100

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
6-4 @ \$67.50	\$405	6 @ \$70	420 x 90
			37,800

LAND	\$ 13,000
IMPROVEMENTS	<u>24,500</u>

MARKET VALUE OF PROPERTY \$ 37,500



BEIDEMAN PLACE



APPRAISAL

26-3

OWNER: Agnes Pritchard
PROPERTY ADDRESS: 2049 O'Farrell

PARCEL NO. 1100-41
DATE ACQ: 8-12-59

OWNER'S ADDRESS: 818 Church St.

IRS: \$6.05
CONSID: \$14,000 Ind.

ZONING: R-3

PRESENT USE: Conv. 2 flats to rm. hse. (12)

BEST USE: R-3

ASSESSED VALUE: Land \$ 2,760.00
Imps. 900.00
\$ 3,660.00

TAXES: \$ 304.14

LAND: DIMENSION 60 x 67 = 4,020

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

A 2 st. fr. converted 2 flat (1-7, 1-5) bldg. now a 12 rm. rooming house. The boarders pay \$50 per month for room and board. The bldg. is in very poor condition. Two kitchens, two baths. Att. garage.

SUMMATION APPROACH:

Rounded to

Land	4,020 s.f. @ \$4.98±	\$ 20,000
Improvements	3,874 s.f.) sustaining	
Garage	551 s.f.) use	<u>1,200</u>

\$21,200

MARKET COMPARISON:

Sales Most Comparable 758-22; 729-36; 1126-25

4,020 s.f. @ \$ 5.00

\$

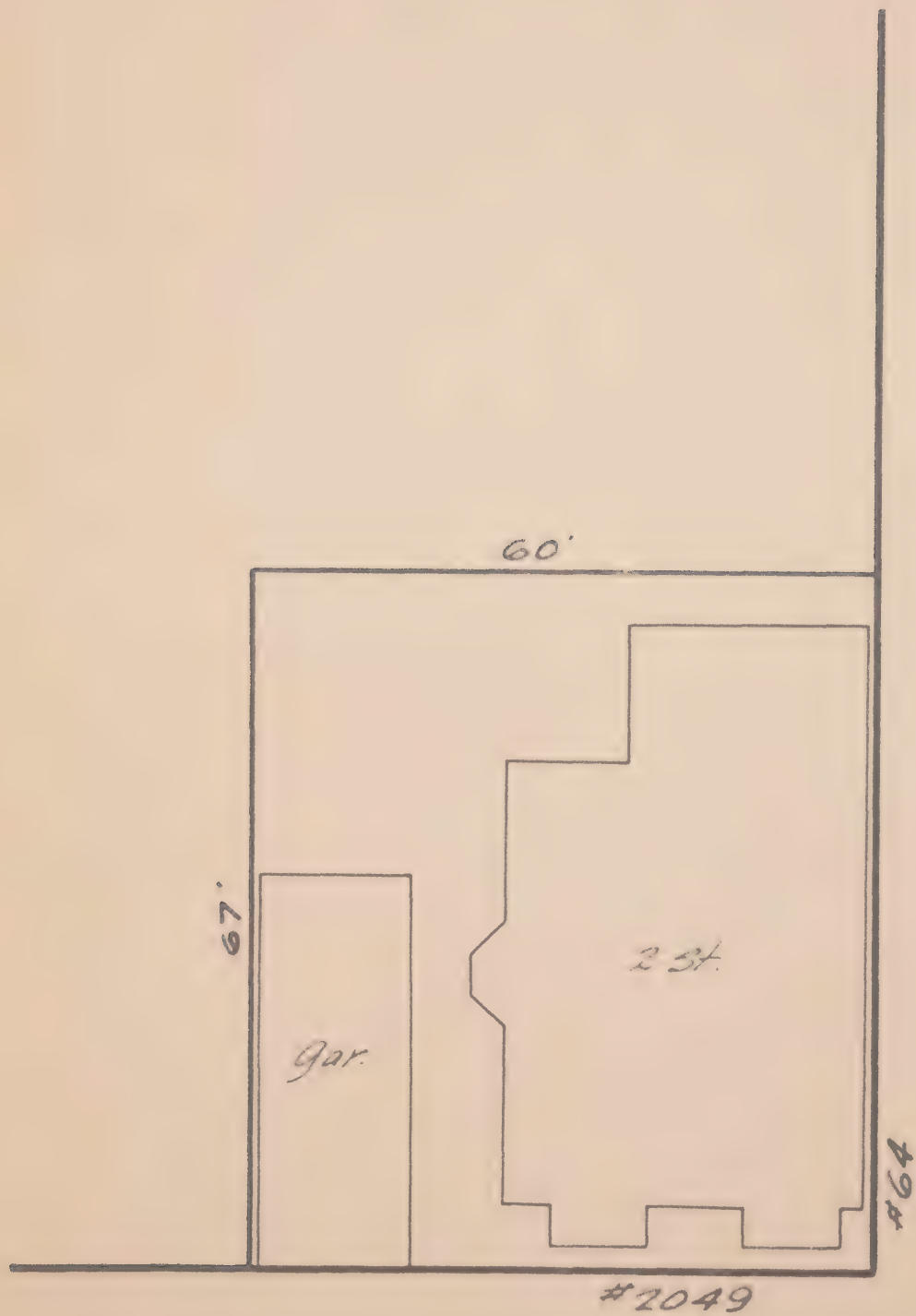
20,100

INCOME APPROACH: Not applicable - not highest & best use.

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 20,000
IMPROVEMENTS	<u>1,000</u>

MARKET VALUE OF PROPERTY \$ 21,000



O'FARRELL STREET

BEIDEMAN PLACE





APPRAISAL

26-2

OWNER: Michizuke Fukuda
PROPERTY ADDRESS: 2025 O'Farrell

PARCEL NO. 1100-42
DATE ACQ: 11-18-58

OWNER'S ADDRESS: 1909 Bush

IRS: \$27.50
CONSID: \$32,500
BEST USE: Present

ZONING: R-3 PRESENT USE: 6 flats

ASSESSED VALUE: Land \$ 1,140.00
Imps. 5,850.00
\$ 6,990.00

TAXES: \$ 580.86

LAND: DIMENSION 30 x 67 = 2,010 s. f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 50 ±

A 3 st. fr. stucco 6-3 rm. flat with bsmt. gar. and stg. area.

SUMMATION APPROACH:

Rounded to

Land	2,010 s. f. @ \$4.48+	\$ 9,000	
Improvements	4,968 s. f. @ 4.70	\$23,350	
Basement	1,620 s. f. @ 2.00	3,240	
		<u>26,590</u>	
		35,590	\$35,600

MARKET COMPARISON:

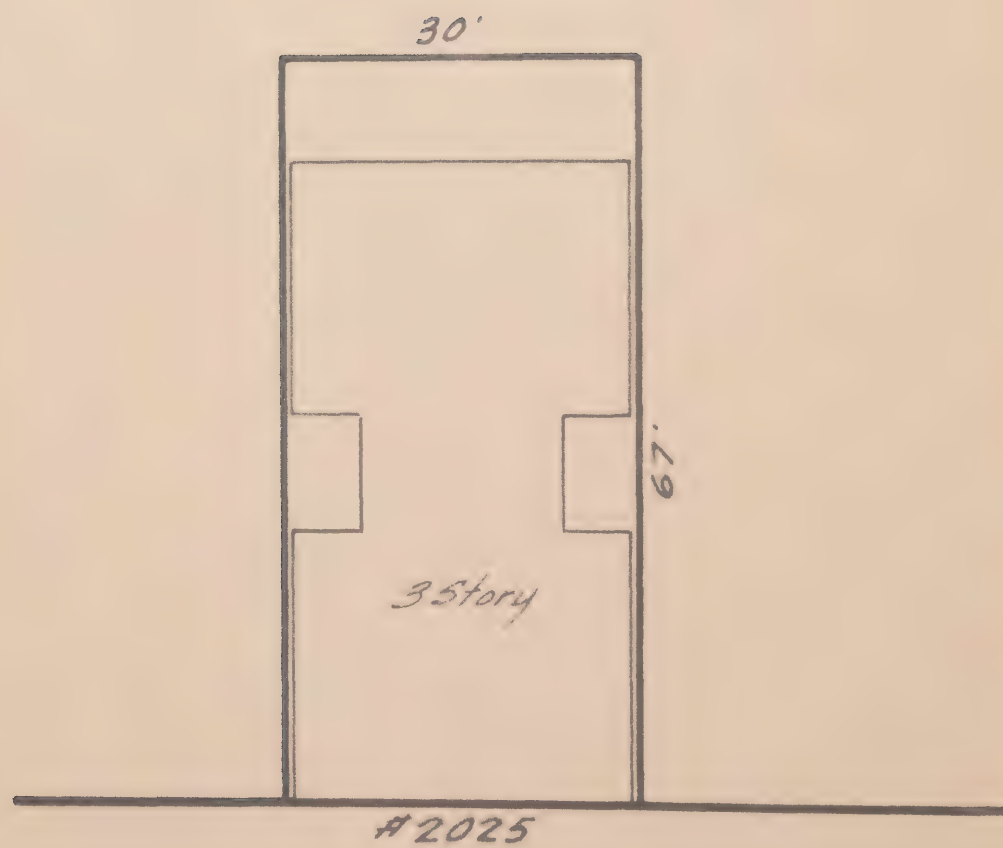
Sales Most Comparable	1101-6; 729-9		
	2,010 s. f. @ \$ 17.00	\$ 34,170	34,200

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
6-3 @ \$70	\$	\$ 70	\$ 420 x 85	35,700

LAND	\$ 9,000
IMPROVEMENTS	26,000
	<hr/>

MARKET VALUE OF PROPERTY \$ 35,000



O'FARRELL STREET









APPRAISAL

26-37
1100-43,-44,
-45

OWNER: Kenneth Lew et ux
PROPERTY ADDRESS: 1972 Ellis

PARCEL NO. -45
DATE ACQ: (43,44) 6/23/58
(45) 8-8-61

OWNER'S ADDRESS: 1401 Grant

IRS: \$2.75

CONSID: N.S.

ZONING: R-3

PRESENT USE: 3-2 flat bldg.
w/ party walls

BEST USE: Present

ASSESSED VALUE: Land \$ 2,430.00
Imps. 2,700.00
\$ 5,130.00

TAXES: \$ 426.30

LAND: DIMENSION 60 x 75 = 4,500

s. f.

IMPROVEMENTS: Condition Poor

Effective Age 60 ±

3-2 st. fr. 2 flat bldg. ea. containing 2-5 rms. and a bsmt.
gar. and stg. area.

SUMMATION APPROACH:

Rounded to

Land	4,500 s.f. @ \$4.44±	\$ 20,000
Improvements (43)	2,188 s.f. @ \$3.00	\$6,564
Garage, storage	875 s.f. @ 1.25	1,094
(44)	2,188 s.f. @ 3.00	6,564
Garage, storage	875 s.f. @ 1.25	1,094
(45)	2,188 s.f. @ 3.00	6,564
Garage, storage	875 s.f. @ 1.25	1,094
		<u>22,974</u>
		42,974

MARKET COMPARISON:

Sales Most Comparable 1126-30; 729-9
4,500 s.f. @ \$ 9.50

\$ 42,750

\$43,000

42,800

INCOME APPROACH:

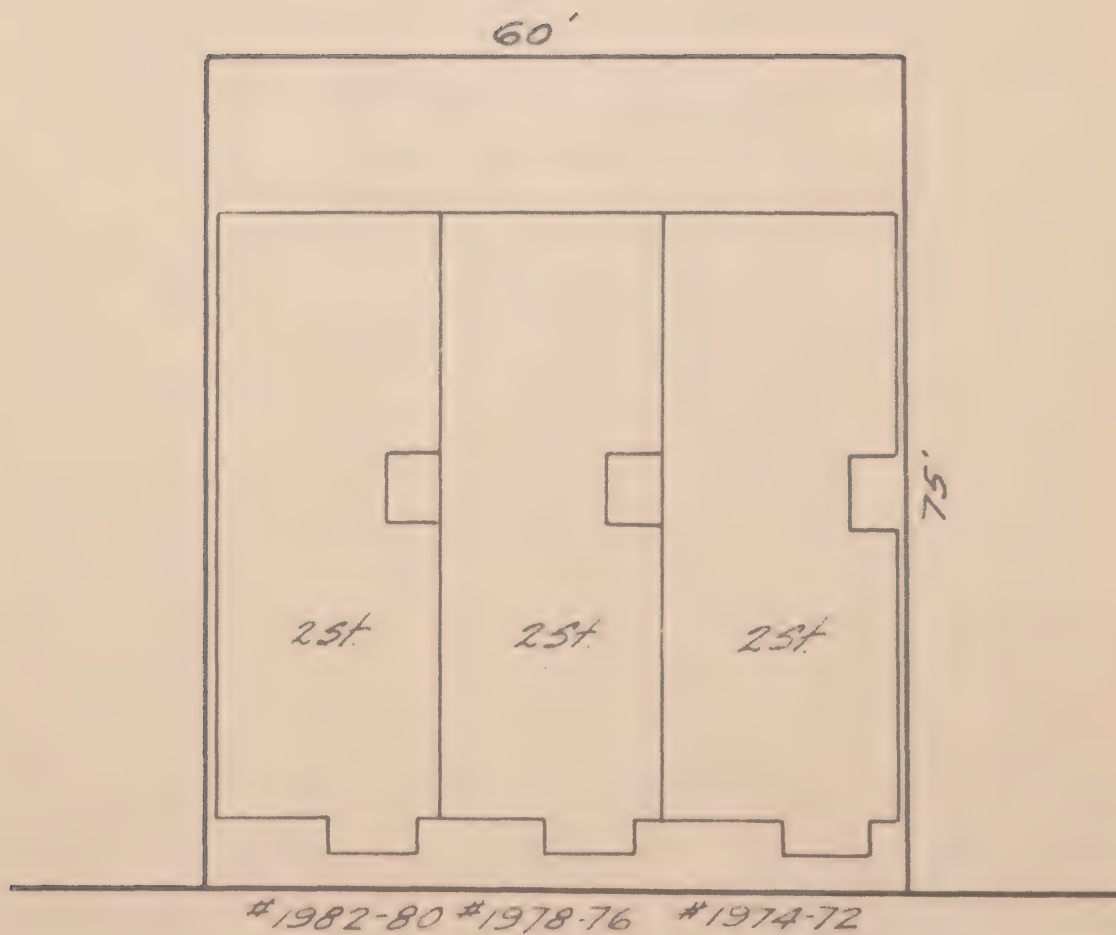
Units	Actual	Fair	Total Monthly
	\$	\$	\$
(43)			
1-5	80		80
1-5	72.50		80
Garage	20		7
(44)			
2-5 @ \$80	160		160
Garage	Not rented sep.		7
(45)			
2-5 @ \$80	160		160
Garage	Not rented sep.		7
			<u>501</u> x 85 =
			42,585

42,600

REMARKS: The 3 bldgs. are presently listed
by Anchor Realty for \$44,500.

LAND	\$ 20,000
IMPROVEMENTS	22,500

MARKET VALUE OF PROPERTY \$ 42,500



ELLIS STREET

BLOCK 1101

	NAME	LAND	IMPS	TOTAL
-4	Harry Block	\$ 11,500	\$ 19,500	\$ 31,000
-5	Mary Koley	11,500	2,000	13,500 ✓
-6	C.A. Talmage Co.	21,000	70,000	91,000 ✓
-9	Leona Robertson	8,500	5,500	14,000 ✓
-9A	James R. Wiley	13,500	2,500	16,000 ✓
-12	Paul Wheatley	26,500	5,000	31,500 ✓
-10	Gene J. Gerardo	9,000	7,000	16,000 ✓
-12	James Garrett	14,000	6,500	20,500 ✓
-10	James O. White	14,000	16,500	30,500 ✓
-11	Daniel J. Lucey	11,500	5,500	17,000 ✓
-12	Mary J. Pestana	11,500	4,500	16,000 ✓
-12A	Angele Treich	11,500	13,500	25,000 ✓
-16	Harry A. Schwartz	22,000	83,000	105,000 ✓
-19	Augusta A. Varakin	9,000	21,000	30,000 ✓
-20	Ferdinando Asdrubale	9,000	17,000	26,000 ✓
-21	Walter H. Sandford	21,500	36,500	58,000 ✓
-22	Kaiser Foundation Hosps.	48,000	-	48,000 ✓
-23, -24	G. Kendrick Mathews	<u>22,500</u>	<u>10,500</u>	<u>33,000</u>
		\$296,000	\$326,000	\$622,000



APPRAISAL

27-20-

OWNER: Harry Block et ux
PROPERTY ADDRESS: 1343 Divisadero

PARCEL NO. 1101-4
DATE ACQ: 5-20-53

OWNER'S ADDRESS: 232 Anza Vista

IRS: \$25.30
CONSID: N.S.
BEST USE: Present

ZONING: C-2 PRESENT USE: 6 apts.

ASSESSED VALUE: Land \$ 1,430.00
Imps. 4,450.00
\$ 5,880.00

TAXES: \$ 488.62

LAND: DIMENSION 23.5 x 103 = 2,421

IMPROVEMENTS: Condition Fair

Effective Age 50

A 2 st. fr. 6 apt. bldg. (2-3, 4-2) with bsmt. gar. and storage.
Also, fr. shed.

SUMMATION APPROACH:

Rounded to

Land	2,421 s.f. @ \$4.75+	\$ 11,500
Improvements	3,488 s.f. @ 4.75	\$16,568
Basement	1,395 s.f. @ 2.00	2,790
Shed	232 s.f. @ 1.00	232
		<u>19,590</u>
		31,090

\$31,100

MARKET COMPARISON:

Sales Most Comparable 1101-10
2,421 s.f. @ \$ 12.50

\$30,263

30,300

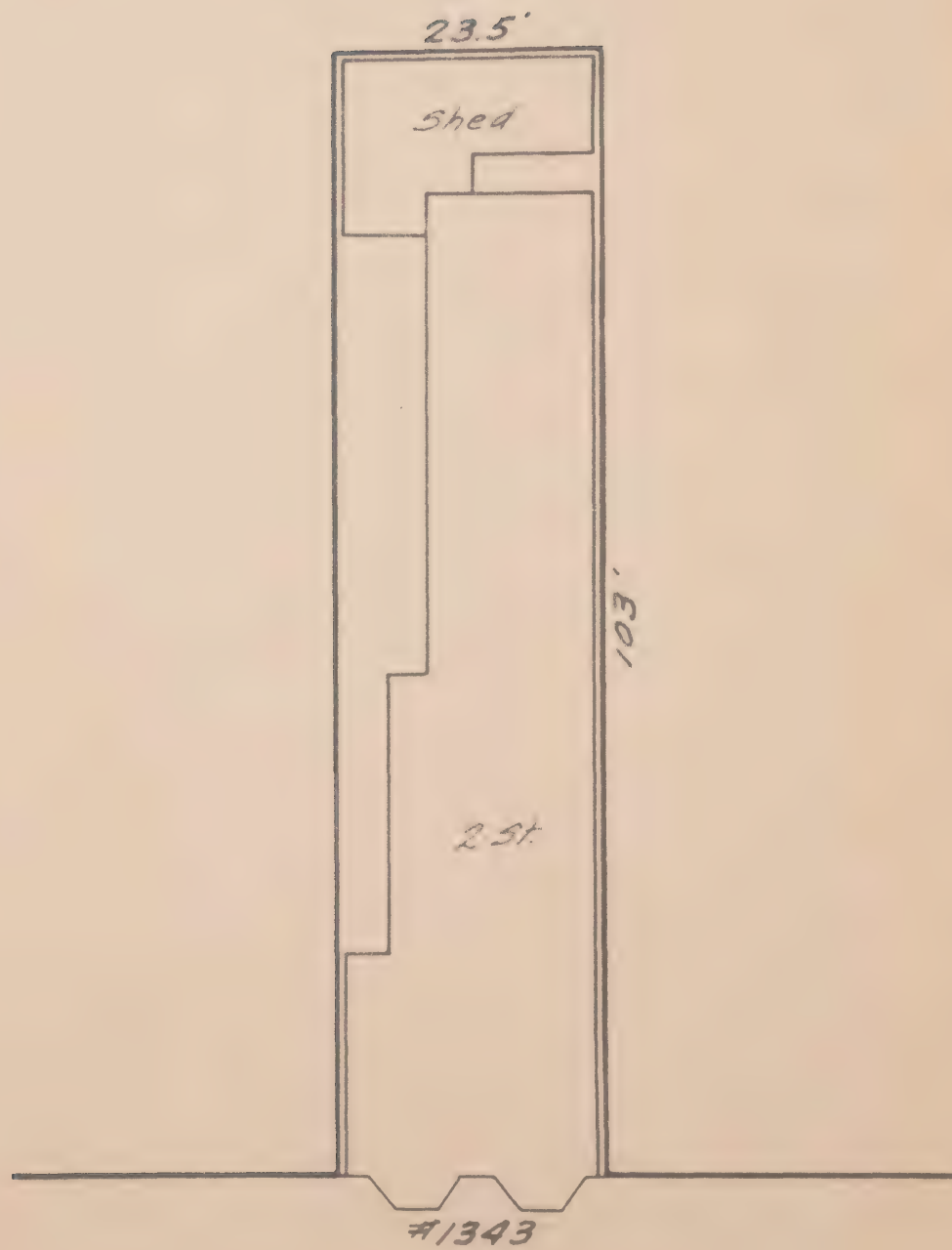
INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-3 @ \$75	75	1@ \$75	75
2-2 @ \$45	90	2@ \$55	110
1-3 @ \$65	65	1@ \$75	75
2-2 @ \$45	90	2@ \$55	110
			<u>370 x 85 =</u>
			31,450

31,500

LAND \$ 11,500
IMPROVEMENTS 19,500

MARKET VALUE OF PROPERTY \$ 31,000



DIVISADERO STREET



APPRAISAL

OWNER: Mary Koley
PROPERTY ADDRESS: 1335 Divisadero

PARCEL NO. 17-19
DATE ACQ: 1101-5
6-9-42

OWNER'S ADDRESS: Unknown

IRS: -
CONSID: H.S.
BEST USE: C-2

ZONING: C-2 PRESENT USE: Single family residence

ASSESSED VALUE: Land \$ 1,430.00
Imps. 550.00
\$ 1,980.00

TAXES: \$ 164.54

LAND: DIMENSION 23.5 x 103 = 2,421

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60

A 2 st. fr. 7 rm. hse. w/ bsmt. stg. area.

SUMMATION APPROACH:

Rounded to

Land 2,421 s. f. @ \$4.75 \$ 11,500
Improvements 2,192 s. f. @ 1.00 2,192
13,692

\$13,700

MARKET COMPARISON:

Sales Most Comparable 677-41; 677-36
2,421 s. f. @ \$ 5.50

\$ 13,316

13,300

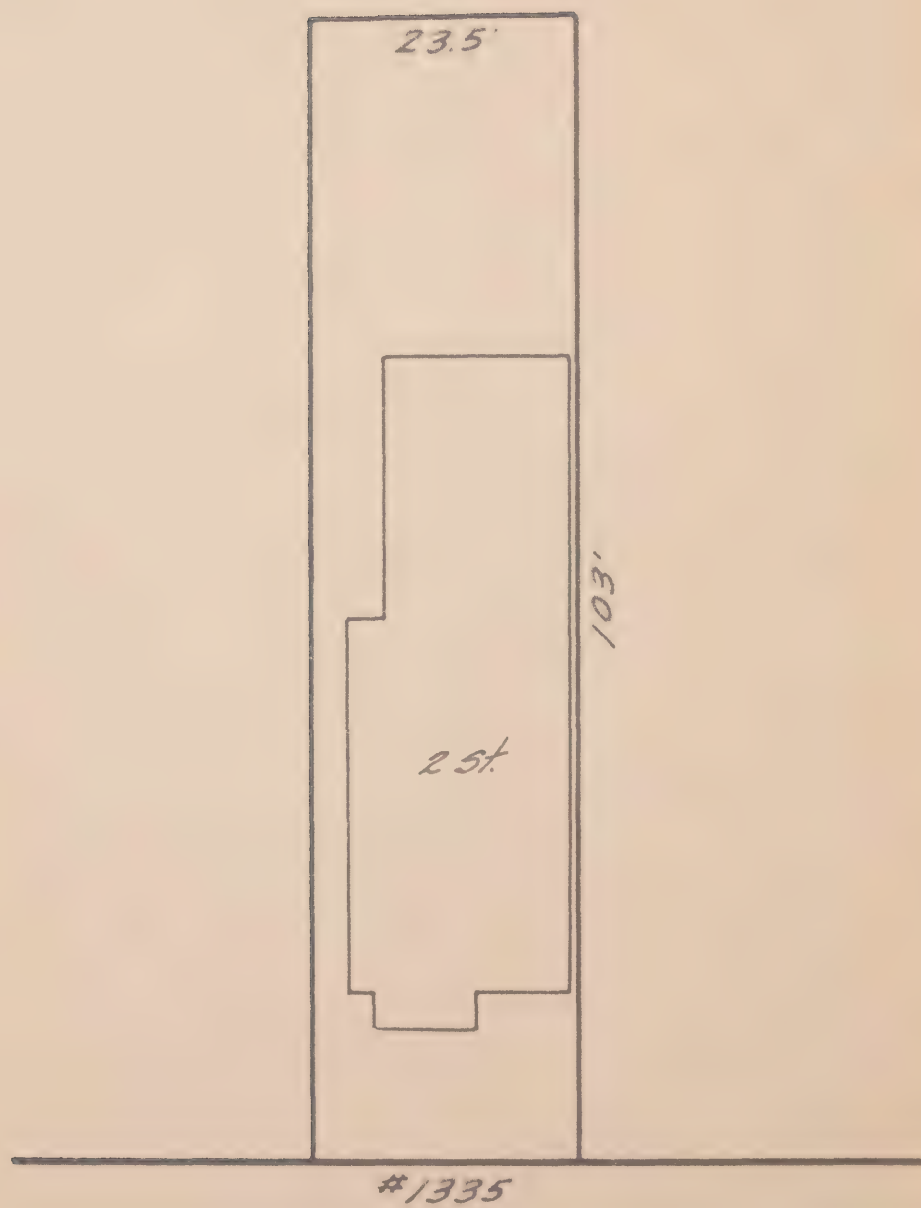
INCOME APPROACH:

Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND \$ 11,500
IMPROVEMENTS 2,000

MARKET VALUE OF PROPERTY \$ 13,500



DIVISADERO STREET



APPRAISAL

OWNER: C. A. Talmage Co.
PROPERTY ADDRESS: 1325-29 Divisadero

27-18
PARCEL NO. 1101-6
DATE ACQ: 2-14-57

OWNER'S ADDRESS: 4330 California

IRS: \$49.50
CONSID: N.S.
BEST USE: Present

ZONING: C-2 PRESENT USE: 17 apt.
1 store

ASSESSED VALUE: Land \$ 2,250.00
Imps. 18,000.00
\$ 20,250.00

TAXES: \$ 1,682.78

LAND: DIMENSION 34.38 x 125 = 4,298

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40 ±

A 3 st. fr. stucco front 16-2 rm. apts. and 1 store plus 2
rm. apt. on ground flr.

SUMMATION APPROACH:

Rounded to

Land	4,298 s. f. @ \$4.89+	\$ 21,000
Improvements	10,030 s. f. @ 7.00	70,210
		<u>91,210</u>

\$91,200

MARKET COMPARISON:

Sales Most Comparable 1101-18
4,298 s. f. @ \$ 21.40

\$ 91,977

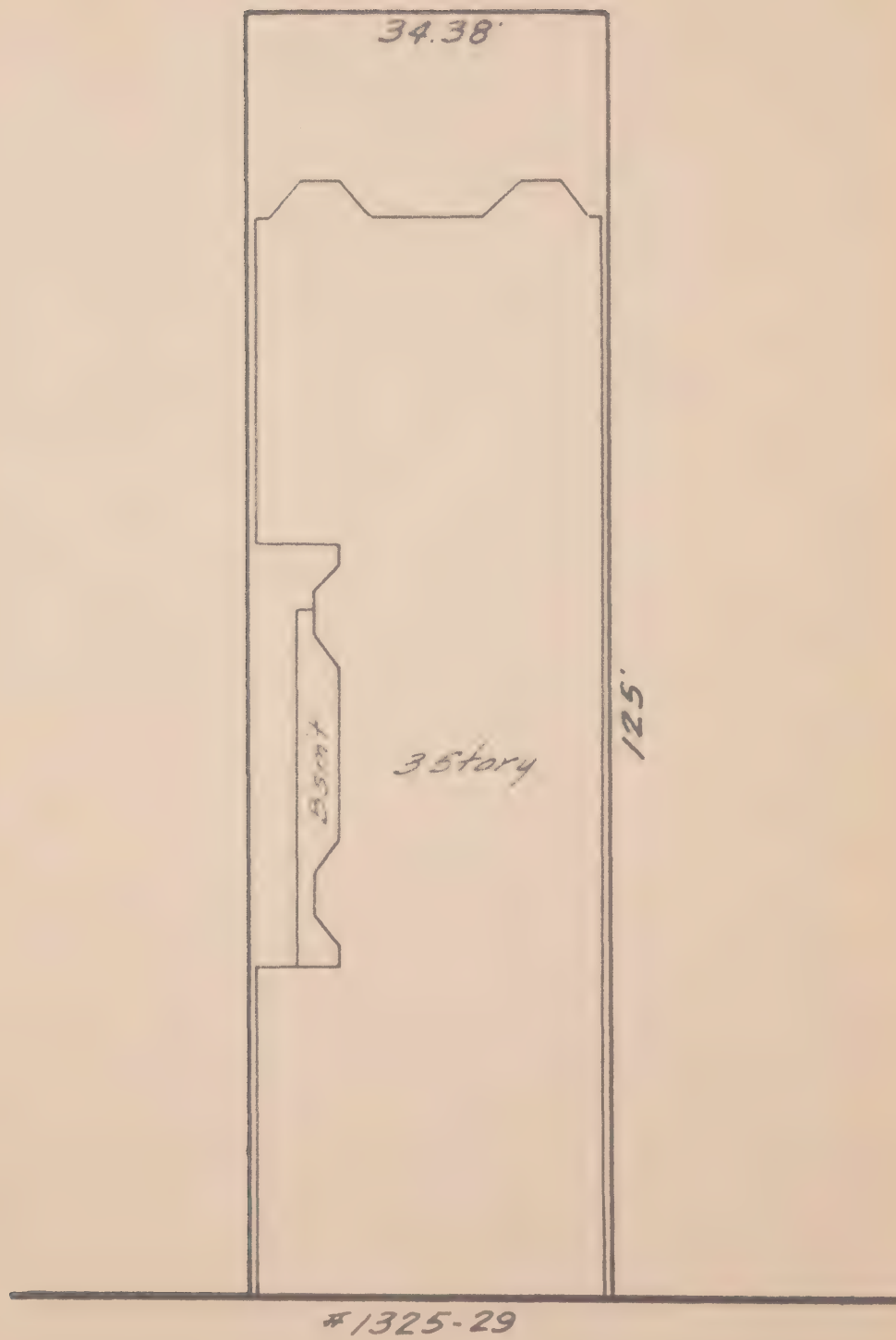
92,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
16-2 @ \$70	\$1,120	16 @ \$50	800	
Bsmt. 1-2 @ \$70	70	1 @ 50	50	
Store 1 rm.	175		150	
			<u>1,000</u> x 90	90,000

LAND	\$ 21,000
IMPROVEMENTS	<u>70,000</u>

MARKET VALUE OF PROPERTY \$ 91,000



DIVISADERO STREET



APPRAISAL

27-16

OWNER: Leona Robertson
PROPERTY ADDRESS: 2032-34 Ellis

PARCEL NO. 1101-9
DATE ACQ: 12-10-59

OWNER'S ADDRESS: 2034 Ellis

IRS: No
CONSID: Not a sale
BEST USE: Present

ZONING: R-3 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 990.00
Imps. 1,250.00
\$ 2,240.00

TAXES: \$ 186.14

LAND: DIMENSION 22 x 90 = 1,980

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

A 2 st. fr. 1-5, 1-6 rm. flat with gar. below.

SUMMATION APPROACH:

Rounded to

Land	1,980 s. f. @ \$4.29+	\$ 8,500
Improvements	2,528 s. f. @ 2.20	5,562
		<u>14,062</u>

\$14,100

MARKET COMPARISON:

Sales Most Comparable 1100-44; 729-19
1,980 s. f. @ \$ 7.00

\$ 13,860

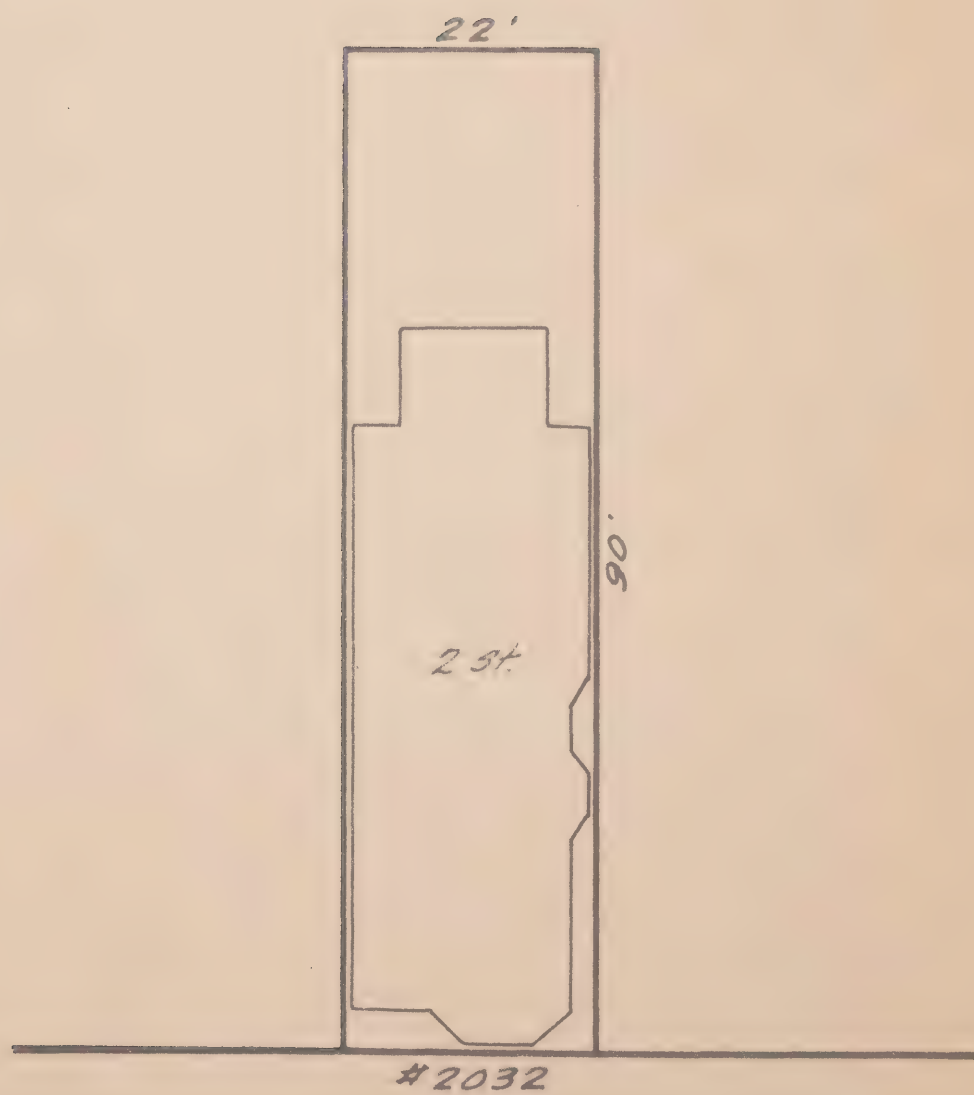
13,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-5	45		60
1-6	Owner		60
			<u>120</u> x 110
			13,200

LAND	\$ 8,500
IMPROVEMENTS	<u>5,500</u>

MARKET VALUE OF PROPERTY \$ 14,000



ELLIS STREET



APPRAISAL

27-13

OWNER: James R. Wiley et ux
PROPERTY ADDRESS: 2050 Ellis

PARCEL NO. 1101-9A
DATE ACQ: 2-24-50

OWNER'S ADDRESS: 2050 Ellis

IRS: \$3.30
CONSID: N.S.

ZONING: R-3

PRESENT USE: Single family dwelling
BEST USE: R-3

ASSESSED VALUE: Land \$ 1,250.00
Imps. 800.00
\$ 2,050.00

TAXES: \$ 170.36

LAND: DIMENSION Irregular = 3,262

IMPROVEMENTS: Condition Fair

Effective Age 50 ±

A 1 st. fr. 6 rm. hse. Remodeled 1958. Tiled bathroom.

SUMMATION APPROACH:

Rounded to

Land	3,262 s.f. @ \$4.14+	\$ 13,500	
Improvements	1,299 s.f. @ 2.00	2,598	
		<u>16,098</u>	\$16,100

MARKET COMPARISON:

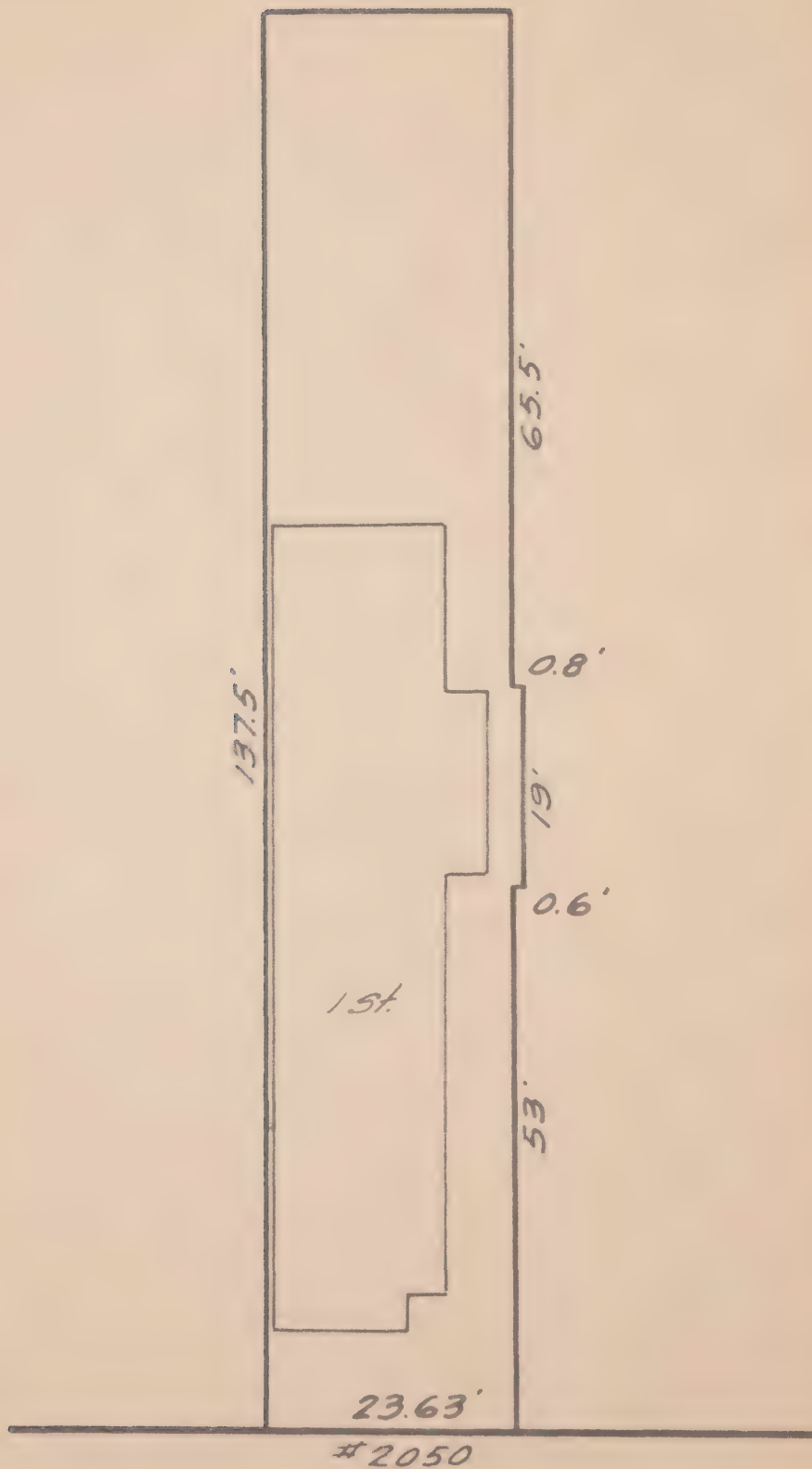
Sales Most Comparable	653-25; 662-9		
	3,262 s.f. @ \$ 5.00	\$ 16,310	16,300

INCOME APPROACH: Not applicable

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
	\$	\$	\$

LAND	\$ 13,500
IMPROVEMENTS	<u>2,500</u>

MARKET VALUE OF PROPERTY \$ 16,000



ELLIS STREET



APPRAISAL

27-15

OWNER: Paul Wheatley et ux
PROPERTY ADDRESS: 2036-38 Ellis

PARCEL NO. 1101-9B
DATE ACQ: Rec. 4-12-45

OWNER'S ADDRESS: 2038 Ellis

IRS: -

CONSID: N.S.

ZONING: R-3

PRESENT USE: Conv. flats
2 apt., 1 flat

BEST USE: R-3

ASSESSED VALUE: Land \$ 1,900.00
Imps. 1,650.00
\$ 3,550.00

TAXES: \$ 295.00

LAND: DIMENSION Irregular = 6,337

s.f.

IMPROVEMENTS: Condition Fair

Effective Age 60 ±

A 2 st. fr. converted 2 flat bldg. now 1-2, 1-3, 1-6 rm. apts.
w/ garage below and 2 det. garages.

SUMMATION APPROACH:

Rounded to

Land	6,337 s.f. @ \$4.18+	\$ 26,500
Improvements	2,528 s.f. @ 1.00	\$2,528
Det. gar.	1,810 s.f. 1,000	
		<u>3,528</u>
		30,028

\$30,000

MARKET COMPARISON:

Sales Most Comparable Land sale 771-1; 770-3
6,337 s.f. @ \$ 5.00

\$ 31,685

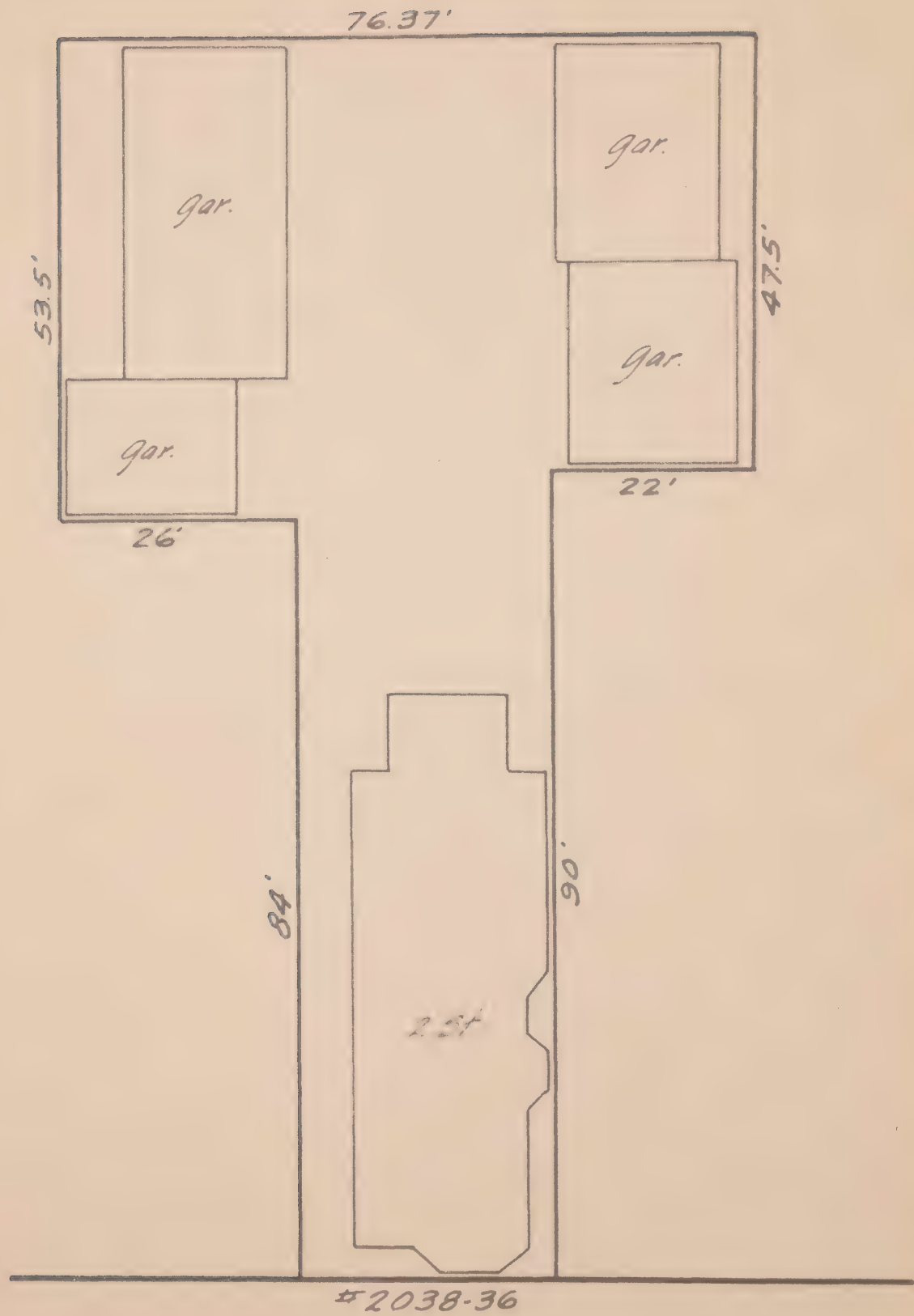
31,700

INCOME APPROACH: Not applicable - not highest & best use.

<u>Units</u>	<u>Actual</u>	<u>Fair</u>	<u>Total Monthly</u>
\$		\$	\$

LAND	\$ 26,500
IMPROVEMENTS	<u>5,000</u>

MARKET VALUE OF PROPERTY \$ 31,500





APPRAISAL

OWNER: Gene J. Gerardo et ux
PROPERTY ADDRESS: 2048 Ellis

PARCEL NO. 1101-9C
DATE ACQ: 1946

OWNER'S ADDRESS: 2048 Ellis

IRS: -
CONSID: -
BEST USE: R-3

ZONING: R-3 PRESENT USE: Single fam. dwelling

ASSESSED VALUE: Land \$ 1,140.00
Imps. 800.00
\$ 1,940.00

TAXES: \$ 161.22

LAND: DIMENSION Irregular = 2,171 s.f.

IMPROVEMENTS: Condition Fair Effective Age 35 ±

A 1 st. fr. stucco 6 rm. hse. with gar. below. (Garage built in 1950). New fixtures in kitchen.

SUMMATION APPROACH:

Rounded to

Land	2,171 s.f. @ \$4.15+	\$ 9,000	
Improvements	1,476 s.f. @ 4.75	7,011	
		<u>16,011</u>	\$16,000

MARKET COMPARISON:

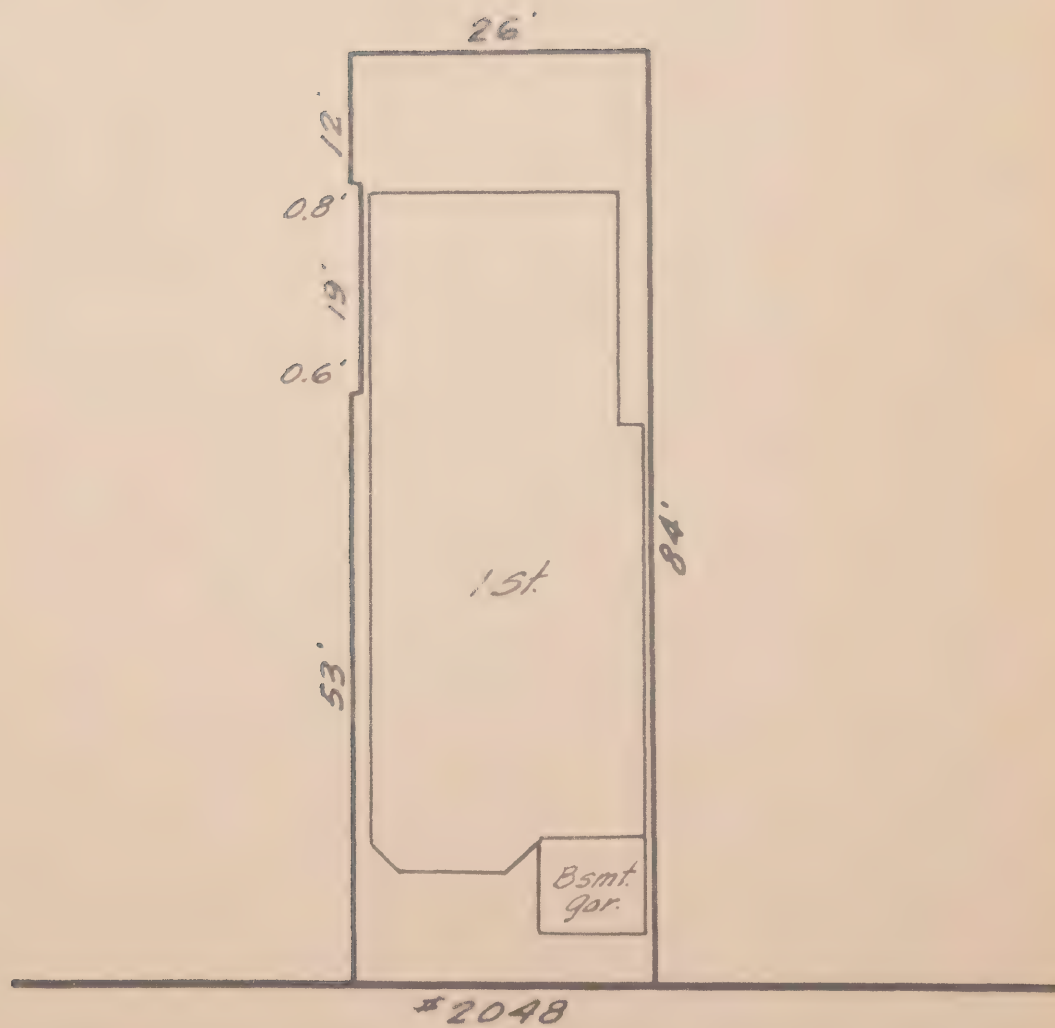
Sales Most Comparable	662-9; 681-33		
2,171	s.f. @ \$ 7.50	\$ 16,283	16,300

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 9,000
IMPROVEMENTS	<u>7,000</u>

MARKET VALUE OF PROPERTY \$ 16,000



ELLIS

STREET



APPRAISAL

27-12

OWNER: James Garrett et ux
PROPERTY ADDRESS: 2054-56 Ellis

PARCEL NO. 1101-90
DATE ACQ: 12-1-54

OWNER'S ADDRESS: 2046 Ellis

IRS: \$18.70
CONSID: N.S.
BEST USE: Present

ZONING: R-3 PRESENT USE: 2 flats

ASSESSED VALUE: Land \$ 1,320.00
Imps. 1,650.00
\$ 2,970.00

TAXES: \$ 246.80

LAND: DIMENSION 25 x 137.5 = 3,438 s.f.

IMPROVEMENTS: Condition Good Effective Age 50 ±

A 2 st. fr. 1-5, 1-6 rm. flat w/ gar. below.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.07+	\$ 14,000	
Improvements	2,876 s.f. @ 2.25	6,471	
		<u>20,471</u>	\$20,500

MARKET COMPARISON:

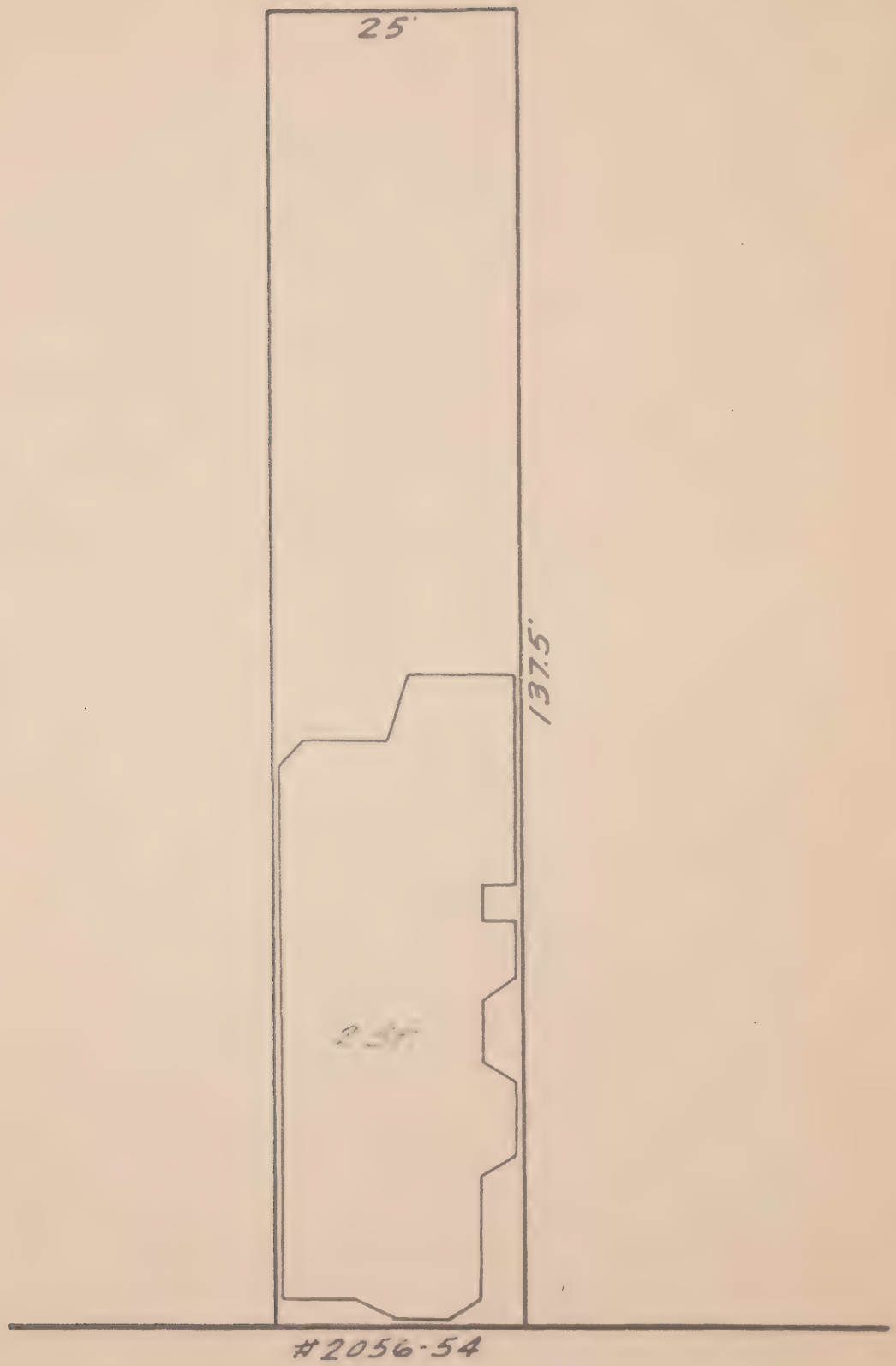
Sales Most Comparable	1100-25; 1126-25		
	3,438 s.f. @ \$ 6.00	\$ 20,628	20,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
1-5	85		85	
1-6	Owner		90	
			<u>175</u> x 110 =	
			19,250	19,300

LAND	\$ 14,000
IMPROVEMENTS	<u>6,500</u>

MARKET VALUE OF PROPERTY \$ 20,500



ELLIS STREET



APPRAISAL

27-11

OWNER: James O. White et al
PROPERTY ADDRESS: 2060-64 Ellis

PARCEL NO. 1101-10
DATE ACQ: 7-18-61

OWNER'S ADDRESS: Unknown

IRS: \$29.70
CONSID: \$27,000
BEST USE: Present

ZONING: R-3 PRESENT USE: 1-2 flat
1-4 Flat

ASSESSED VALUE: Land \$ 1,320.00
Imps 3,350.00
\$ 4,670.00

TAXES: \$ 393.48

LAND: DIMENSION 25 x 137.5 = 3,438 s. f.

IMPROVEMENTS: Condition Fair-to-poor Effective Age 50 ±
Front bldg. - A 2 st. 4-4 rm. flat with 4 substandard bmst. rms.
below.
Rear bldg. - A 2 st. 2-4 rm. flat with stg. bsmt. below.

SUMMATION APPROACH:

Rounded to

Land	3,438 s.f. @ \$4.07±	\$ 14,000	
Improvements	1) 3,396 s.f. @ 3.00	\$10,188	
Basement	1,698 s.f. @ 1.00	1,698	
	2) 1,661 s.f. @ 2.50	4,153	
Basement	903 s.f. @ 1.00	903	
		16,942	
		30,942	\$30,900

MARKET COMPARISON:

Sales Most Comparable 730-14; 1125-2A
3,438 s.f. @ \$ 9.00 \$ 30,942 30,900

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
Bldg. #1				
1-4 @ \$55			55	
1-4 Owner			55	
1-4 65			65	
1-4 70			70	
Bldg. #2				
1-4 60			60	
1-4 60			60	
			365 x 80	29,200

LAND	\$ 14,000
IMPROVEMENTS	16,500
MARKET VALUE OF PROPERTY	\$ 30,500





APPRAISAL

OWNER: Daniel J. Lucey
PROPERTY ADDRESS: 2070 Ellis

PARCEL NO. 1101-11
DATE ACQ: 4-2-34

OWNER'S ADDRESS: 2070 Ellis

IRS: No
CONSID: N.S.
BEST USE: R-3

ZONING: R-3

PRESENT USE: Single family dwelling

ASSESSED VALUE: Land \$ 1,230.00
Imps. 300.00
\$ 1,530.00

TAXES: \$ 127.14

LAND: DIMENSION 25 x 112.5 = 2,813

IMPROVEMENTS: Condition Poor

Effective Age 40 ±

A 1 st. fr. stucco 6 rm. hse. Interior inspection was refused.

SUMMATION APPROACH:

Rounded to

Land	2,813 s.f. @ \$4.09±	\$ 11,500
Improvements	1,286 s.f. @ 4.50	5,787
		<u>17,287</u>

\$17,300

MARKET COMPARISON:

Sales Most Comparable 662-9; 681-33
2,813 s.f. @ \$ 6.00

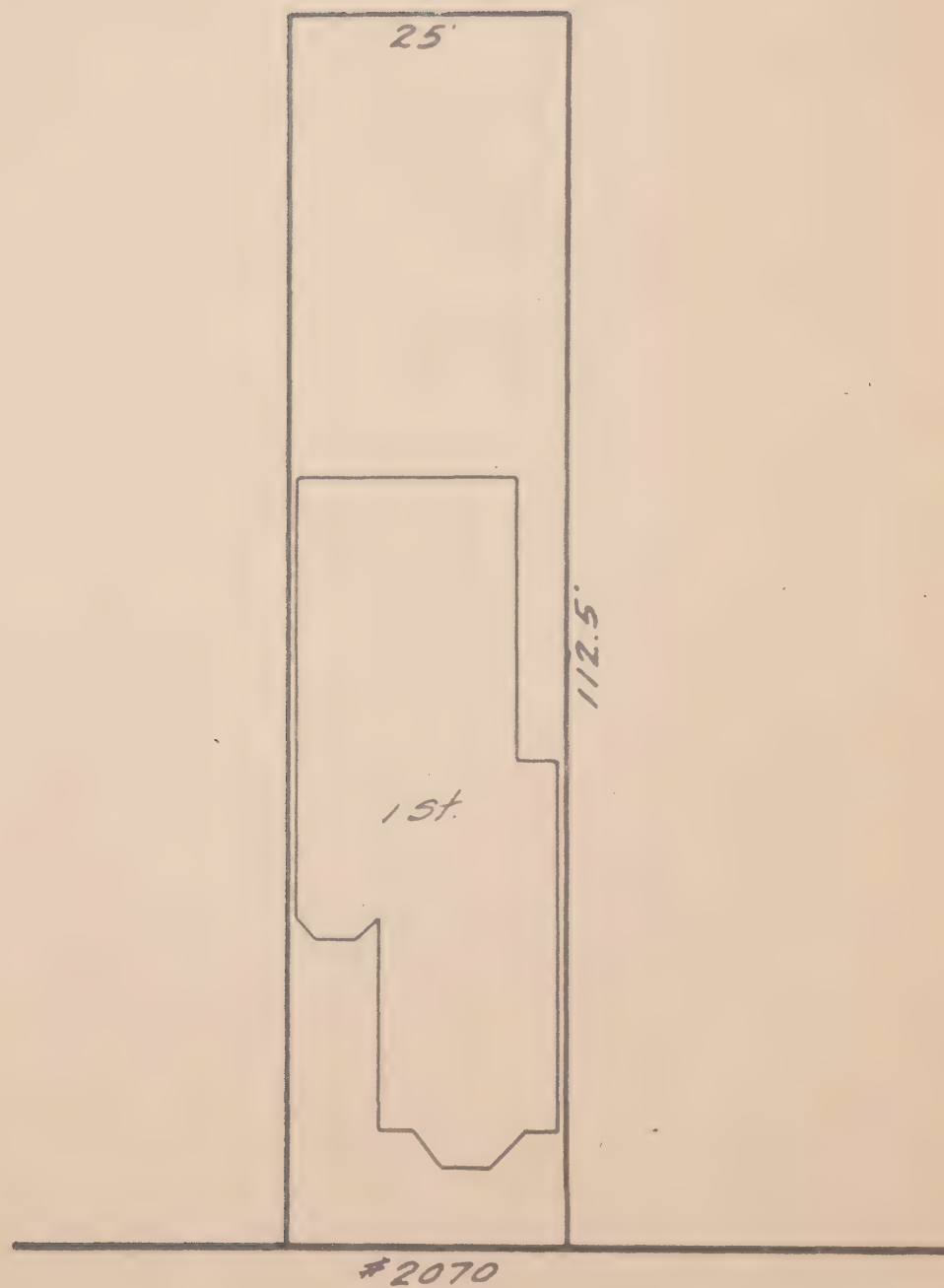
\$ 16,878

16,900

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 11,500
IMPROVEMENTS	<u>5,500</u>
MARKET VALUE OF PROPERTY	\$ 17,000



ELLIS STREET



APPRAISAL

OWNER: Mary J. Pestana et al
PROPERTY ADDRESS: 2072 Ellis

PARCEL NO. 1101-12
DATE ACQ. 3-1-62

OWNER'S ADDRESS: 2072 Ellis

IRS: No
CONSID: Decree
BEST USE: R-3

ZONING: R-3 PRESENT USE: Single fam. residence

ASSESSED VALUE: Land \$ 1,230.00
Imps. 1,250.00
\$ 2,480.00

TAXES: \$ 206.08

LAND: DIMENSION 25 x 112.5 = 2,813 s. f.

IMPROVEMENTS: Condition Fair-to-good Effective Age 45 ±

A 2 st. fr. 6 rm. hse. w/ stg. bsmt. Interior inspection could not be obtained.

SUMMATION APPROACH:

Rounded to

Land	2,813 s. f. @ \$4.09+	\$ 11,500	
Improvements	2,188 s. f. @ 2.00	\$4,376	
	Bsmt. 1,030 s. f.	500	
		4,876	
		16,376	\$16,400

MARKET COMPARISON:

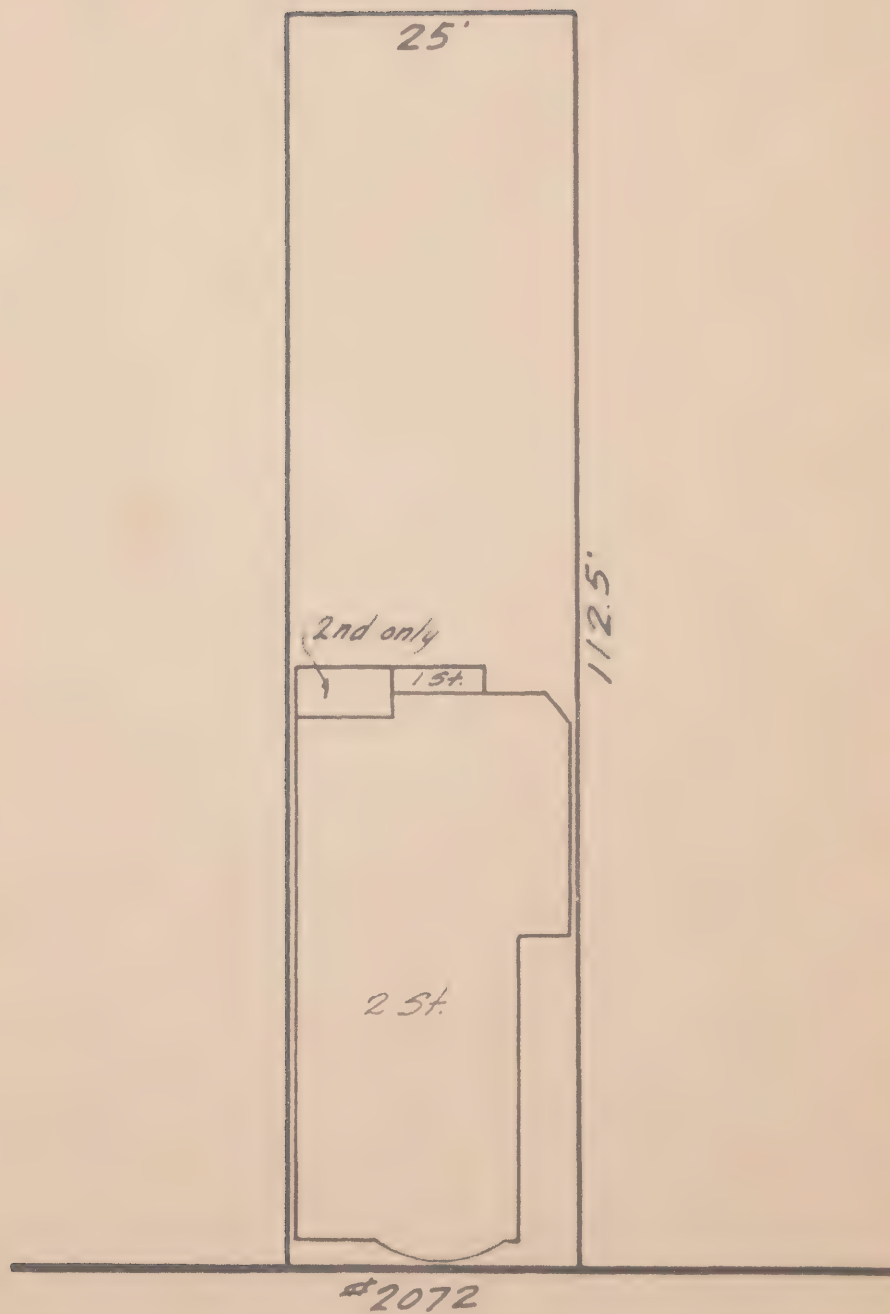
Sales Most Comparable	662-8; 662-9; 662-6		
	2,813 s. f. @ \$ 5.50	\$ 15,472	15,500

INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

LAND	\$ 11,500
IMPROVEMENTS	4,500

MARKET VALUE OF PROPERTY \$ 16,000



ELLIS STREET



APPRAISAL

27-8

OWNER: Angele Treich
PROPERTY ADDRESS: 2074-78 Ellis

PARCEL NO. 1101-12A
DATE ACQ: 1-27-30

OWNER'S ADDRESS: 2074 Ellis

IRS: -
CONSID: N.S.
BEST USE: Present

ZONING: R-3 PRESENT USE: 3 flats

ASSESSED VALUE: Land \$ 1,230.00
Imps. 3,000.00
\$ 4,230.00

TAXES: \$ 351.52

LAND: DIMENSION 25 x 112.5 = 2,813

s. f.

IMPROVEMENTS: Condition Good

Effective Age 50 ±

A 3 st. fr. 3-6 rm. flat w/ partial stg. bsmt.

SUMMATION APPROACH:

Rounded to

Land	2,813 s.f. @ \$4.09+	\$ 11,500
Improvements	5,263 s.f. @ 2.50	13,158
		<u>24,658</u>

\$24,700

MARKET COMPARISON:

Sales Most Comparable 730-12; 779-11
2,813 s.f. @ \$ 9.00

\$ 25,317

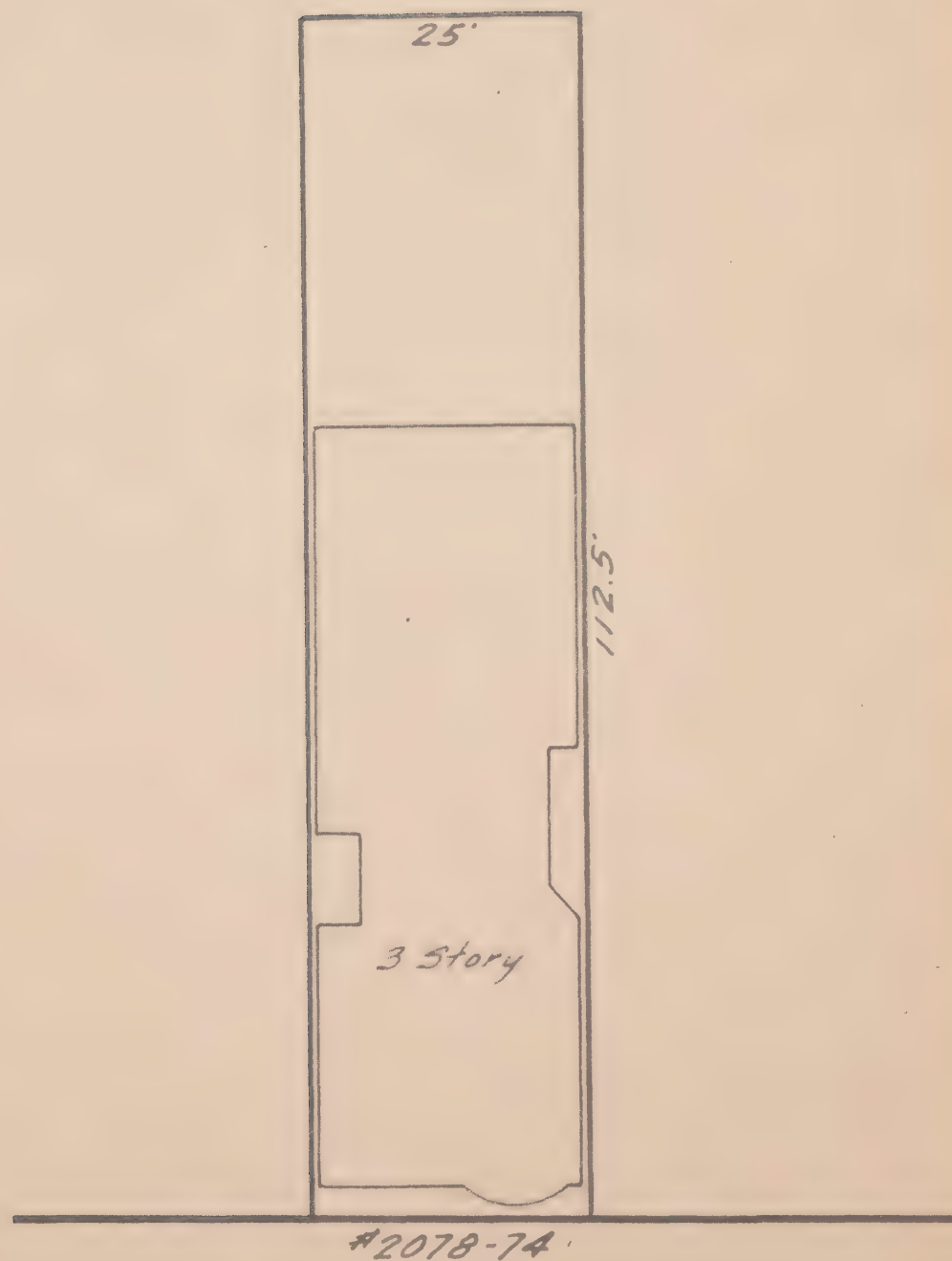
25,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
1-6	Owner		90
1-6	45		90
1-6	65		90
			<u>270</u> x 90
			24,300

LAND	\$ 11,500
IMPROVEMENTS	<u>13,500</u>

MARKET VALUE OF PROPERTY \$ 25,000



ELLIS

STREET



APPRAISAL

27-6

OWNER: Harry A. Schwartz et ux
PROPERTY ADDRESS: 1250 Broderick

PARCEL NO. 1101-18
DATE ACQ: 1-6-59

OWNER'S ADDRESS: 1417-38th Avenue

IRS: \$96.80
CONSID: \$88,000 Ind.
BEST USE: Present

ZONING: R-3 PRESENT USE: 18 apts.

ASSESSED VALUE: Land \$ 2,790.00
Imps. 22,500.00
\$ 25,290.00

TAXES: \$ 2,101.60

LAND: DIMENSION 50 x 87.5 = 4,375

s.f.

IMPROVEMENTS: Condition Good

Effective Age 40

A 3 st. fr. stucco 18 unit apt. bldg. (12-2's, 6-3's) with 10 garages below.

The actual rent includes 15 furnished apt. The bldg. is steam heated, has an elevator, and ea. unit contains a small built-in refrigerator. There has been some modernization since sale.

SUMMATION APPROACH:

Rounded to

Land	4,375 s.f. @ \$5.03+	\$ 22,000
Improvements	11,145 s.f. @ \$7.00	\$78,015
Bsmt. gar.	3,715 s.f. @ 1.00	3,715
		81,730
		103,730

\$103,700

MARKET COMPARISON:

Sales Most Comparable 1154-6A; 1153-8; 1153-6; 1152-1

4,375 s.f. @ \$ 24.00

\$ 105,000

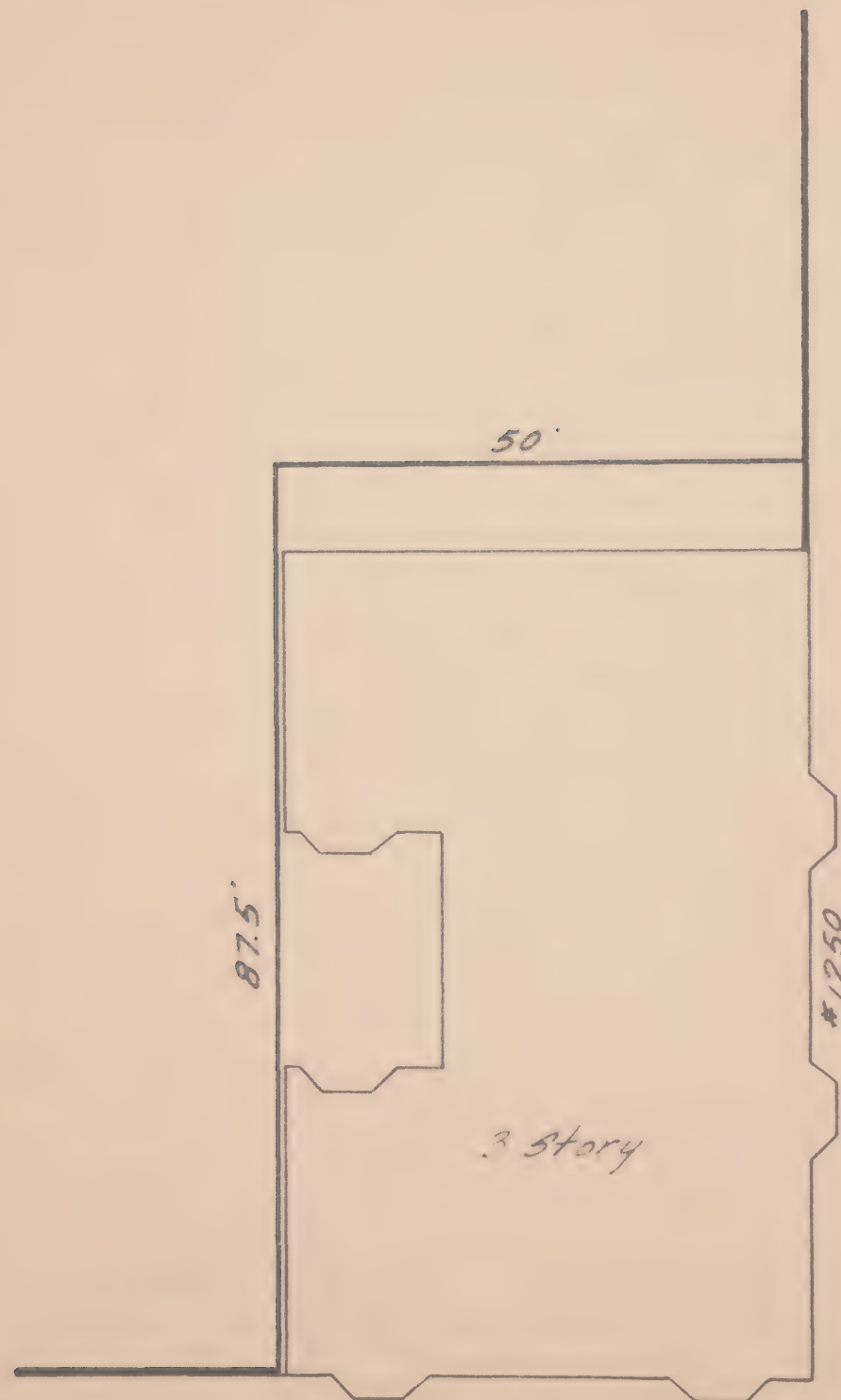
105,000

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
12-2's @ \$70		60	720	
6-3'2 @ 85		75	450	
			1170 x 90	105,300

LAND	\$ 22,000
IMPROVEMENTS	83,000

MARKET VALUE OF PROPERTY \$ 105,000



O'FARRELL STREET

BRODERICK STREET



APPRAISAL

OWNER: Augusta A. Varakin
 PROPERTY ADDRESS: 2185 O'Fallon

PARCEL NO. 1101-19
 DATE ACQ: Rec- 5-20-53

OWNER'S ADDRESS: 865 Fell

IRS: -
 CONSID: N.S.
 BEST USE: Present

ZONING: R-3 PRESENT USE: 6 apts.

ASSESSED VALUE: Land \$ 1,120.00
 Imps. 3,350.00
 \$ 4,470.00

TAXES: \$ 371.46

LAND: DIMENSION 25 x 87.5 = 2,188

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40 ±

A 2 st. fr. stucco 4-3 rm. apt. plus 2-2 rm. apts. and stg.
 in bsmt. area (ground flr.)

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$4.11+	\$ 9,000
Improvements	3,150 s.f. @ 5.20	\$16,380
Basement	1,473 s.f. @ 3.00	4,419
		20,799
		29,799

\$29,800

MARKET COMPARISON:

Sales Most Comparable 1101-10; 729-9
 2,188 s.f. @ \$ 14.00

\$ 30,632

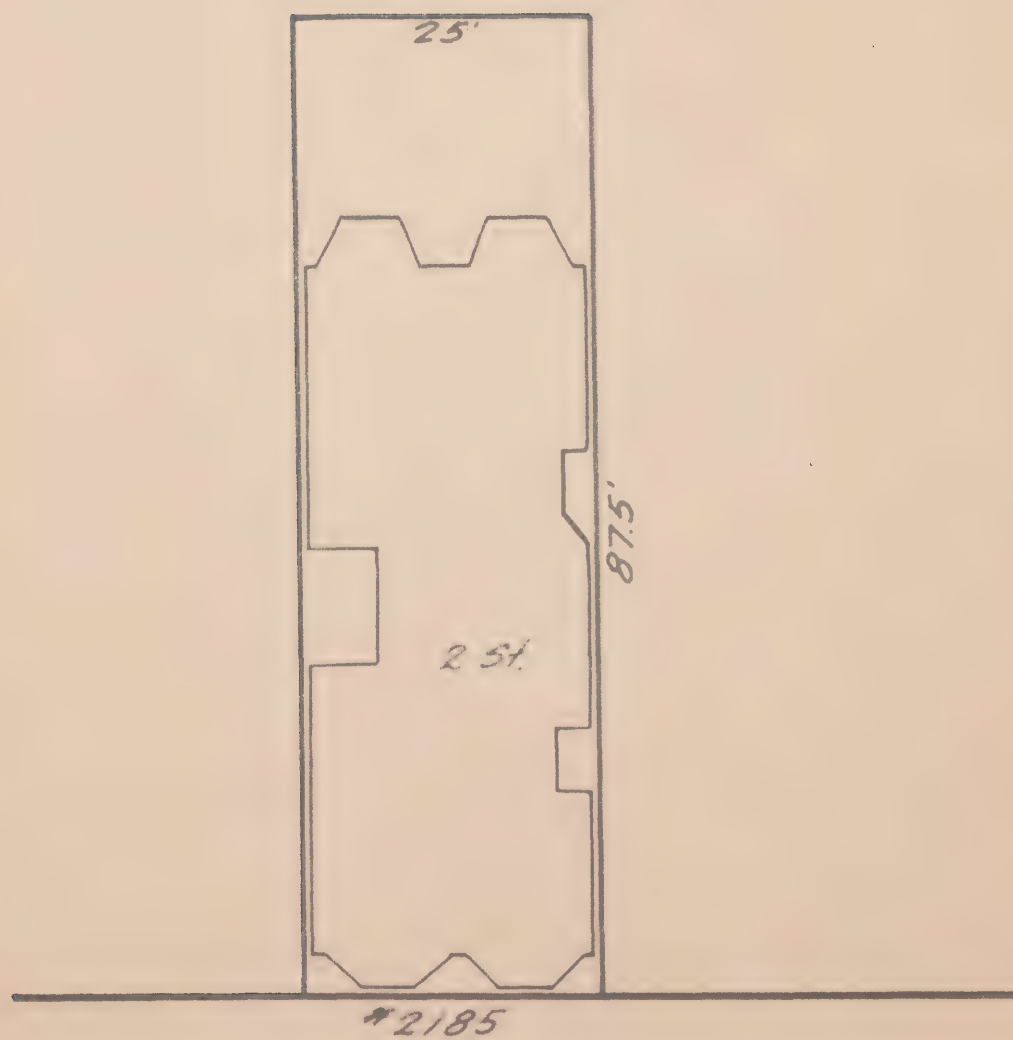
30,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly	
	\$	\$	\$	
4-3 @ \$50	\$200	4 @ \$60	240	
2-2	Not avail.	2 @ 50	100	
			340 x 90	30,600

LAND \$ 9,000
 IMPROVEMENTS 21,000

MARKET VALUE OF PROPERTY \$ 30,000



O'FARRELL STREET



APPRAISAL

OWNER: Ferdinando Asdrubale
PROPERTY ADDRESS: 2177-79 O'Farrell

PARCEL NO. 1101-20
DATE ACQ: 9-8-38

OWNER'S ADDRESS: 2179 O'Farrell

IRS: No
CONSID: N.S.
BEST USE: Present

ZONING: R-3 PRESENT USE: 2 flats
Bsmt. apt.

ASSESSED VALUE: Land \$ 1,120.00
Imps. 3,650.00
\$ 4,770.00

TAXES: \$ 396.38

LAND: DIMENSION 25 x 87.5 = 2,188

s. f.

IMPROVEMENTS: Condition Fair

Effective Age 40 ±

A 2 st. fr. stucco 2-5 rm. flat with a bsmt. apt., gar. and stg. area.

SUMMATION APPROACH:

Rounded to

Land	2,188 s.f. @ \$4.11±	\$ 9,000
Improvements	3,082 s.f. @ 4.60	\$14,177
Basement	1,526 s.f. @ 2.00	3,052
		<u>17,229</u>
		26,229

\$26,200

MARKET COMPARISON:

Sales Most Comparable 793-16
2,188 s.f. @ \$ 12.00

\$ 26,256

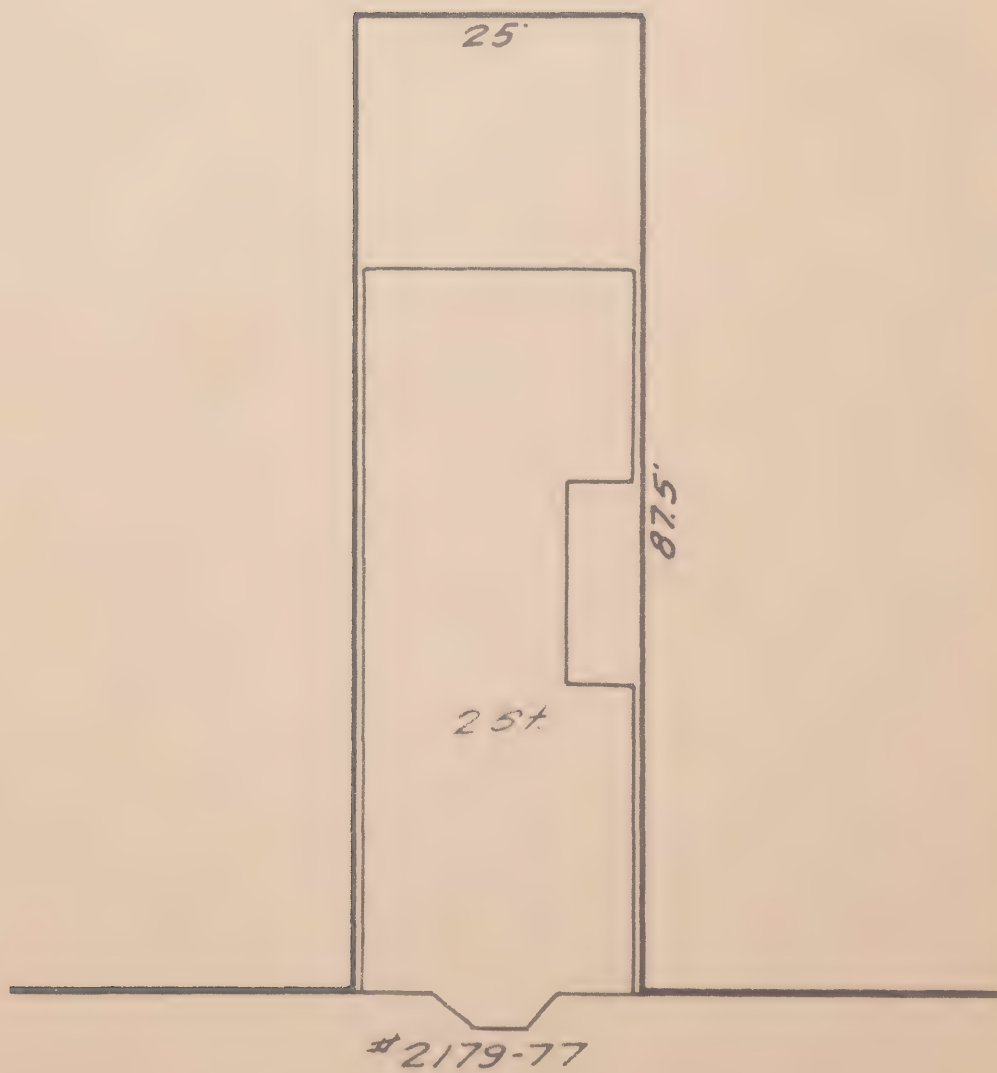
26,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
Bsmt. apt.			
1 rm. Not avail.			40
1-5	95		100
1-5	100		100
			<u>240</u> x 100
			24,000

LAND	\$ 9,000
IMPROVEMENTS	17,000
	<u>26,000</u>

MARKET VALUE OF PROPERTY \$ 26,000



O'FARRELL STREET



APPRAISAL

27-3

OWNER: Walter H. Sandford
PROPERTY ADDRESS: 2171 O'Farrell

PARCEL NO. 1101-21
DATE ACQ: 2-19-45

OWNER'S ADDRESS: 1330 Baker

IRS: \$28.60
CONSID: N.S.
BEST USE: Present

ZONING: R-3 PRESENT USE: 8 apts.

ASSESSED VALUE: Land \$ 1,980.00
Imps. 11,050.00
\$ 13,030.00

TAXES: \$ 1,082.80

LAND: DIMENSION 37.5 x 137.5 = 5,156 s.f.

IMPROVEMENTS: Condition Good Effective Age 40 ±

A 2 st. fr. brick and stucco veneered 8-3 rm. apt. w/ garages and stg. area below.

SUMMATION APPROACH:

Rounded to

Land	5,156 s.f. @ \$4.17±	\$ 21,500	
Improvements	6,732 s.f. @ 4.50	\$30,294	
Basement	3,336 s.f. @ 2.00	6,672	
		<u>36,966</u>	
		58,466	\$58,500

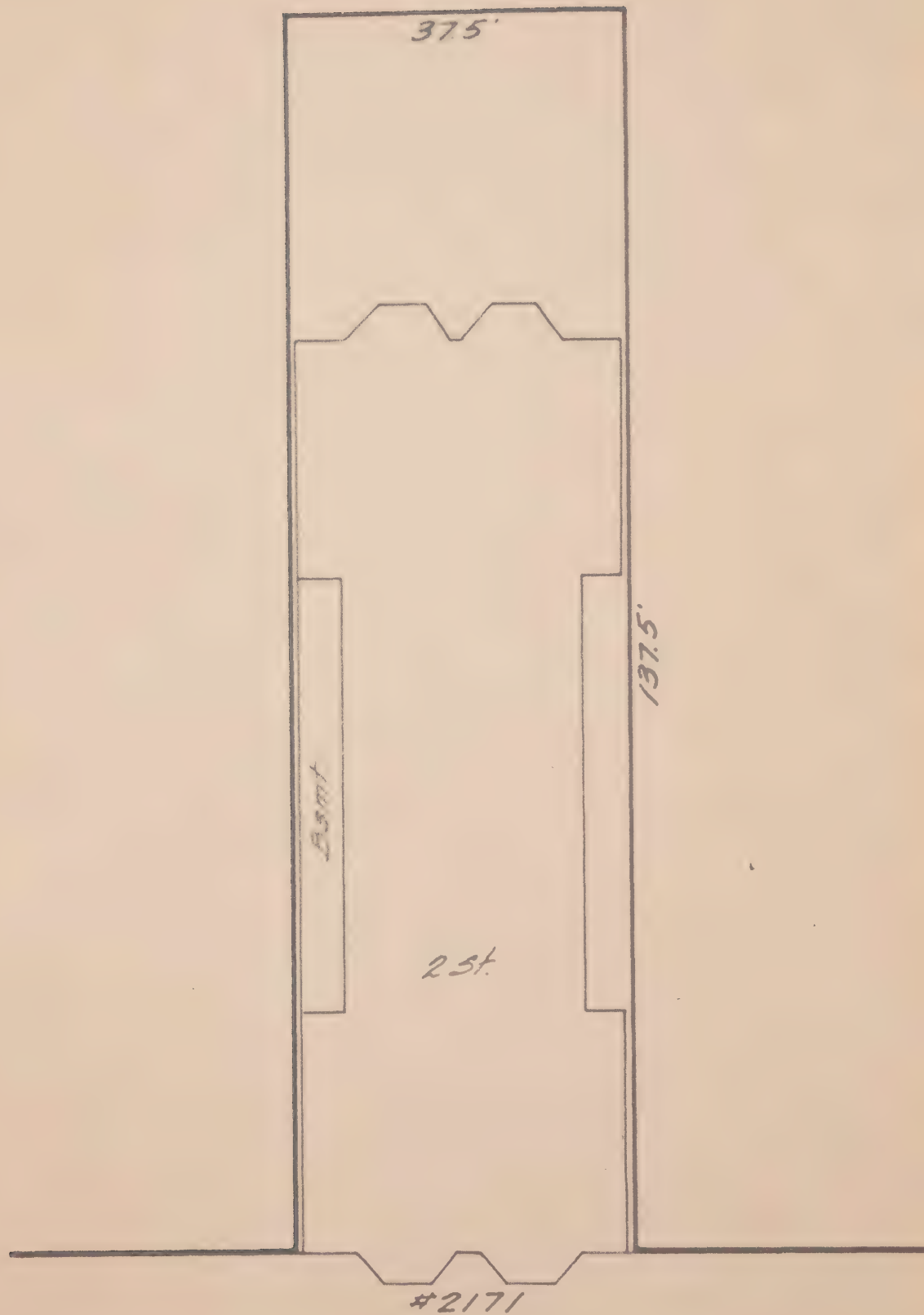
MARKET COMPARISON:

Sales Most Comparable	673-2		
5,156 s.f. @ \$ 11.50		\$ 59,294	59,300

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
8-3'a @ \$75		75	600 x 95
			57,000

LAND	\$ 21,500
IMPROVEMENTS	<u>36,500</u>
MARKET VALUE OF PROPERTY	\$ 58,000



O'FARRELL STREET



APPRAISAL

OWNER: Kaiser Foundation Hospitals
PROPERTY ADDRESS: Vacant on O'Farrell

PARCEL NO. 1101-22
DATE ACQ: 10-26-60

OWNER'S ADDRESS: 2425 Geary Bl d.

IRS: \$35.75
CONSID: \$32,500
BEST USE: R-3

ZONING: R-3 PRESENT USE: Parking for employees

ASSESSED VALUE: Land \$ 4,205
Imps. 1,400
\$ 5,605

TAXES: \$ 465.78

LAND: DIMENSION Irregular = 11,750

s. f.

IMPROVEMENTS: Condition -

Effective Age - +

Vacant lot used for parking purposes. Four buildings were on the site at the time of purchase. These buildings were demolished

SUMMATION APPROACH: Not applicable

Rounded to

Land
Improvements

\$

MARKET COMPARISON:

Sales Most Comparable 1101-22; 686-8; 674-15,-16
11,750 s. f. @ \$ 4.09±

\$48,000

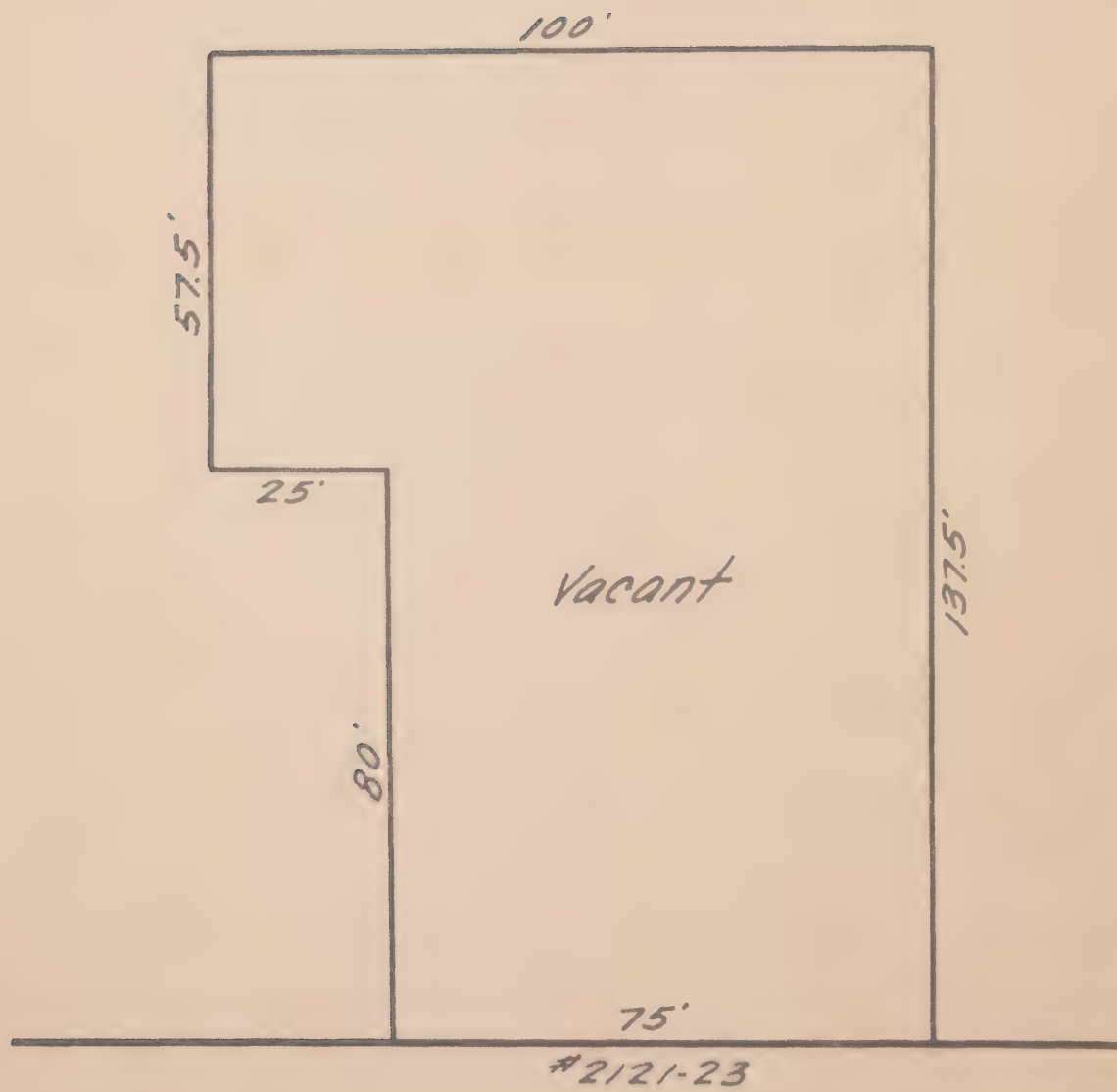
INCOME APPROACH: Not applicable

Units	Actual	Fair	Total Monthly
	\$	\$	\$

REMARKS: The above transfer was a favorable one to the hospital. All land sales in the entire Western Addition indicate a unit value above \$3.94 per square foot. The demolition cost is estimated to have been \$8,500.

LAND \$ 48,000
IMPROVEMENTS -

MARKET VALUE OF PROPERTY \$ 48,000



O'FARRELL STREET



27-1 pt. see 1,25,26 (NA)

APPRAISAL

OWNER: G. Kendrick Matthews
 PROPERTY ADDRESS: Vacant on O'Farrell (23)
 2113-70 O'Farrell (24)
 OWNER'S ADDRESS: 1363 Divisadero

PARCEL NO. 1101-23, -24
 DATE ACQ: Prior to 1959

ZONING: R-3 PRESENT USE: 3 flats

IRS: -
 CONSID: N.S.
 BEST USE: (24) Present
 (23) R-3

ASSESSED VALUE: Land \$ 2,350.00
 Imps. 2,650.00
 \$ 5,000.00

TAXES: \$ 415.50

LAND: DIMENSION 25 x 80 (23) = 2,000 s.f.
 24 x 137.5 (24) = 3,300

IMPROVEMENTS: Condition Fair Effective Age 50 +

(23) Vacant lot
 (24) Improved with a 3 st. 3-5 rm. flat bldg. Both lots held
 as plottage for larger excluded parcel.

SUMMATION APPROACH:

Rounded to

Land	(23) 2,000 s.f. @ \$4.25	\$ 8,500	
Improvements	(24) 3,300 s.f. @ 4.24+	\$ 14,000	\$22,500
	(24) 4,872 s.f. @ \$2.25	10,962	
		33,462	\$33,500

MARKET COMPARISON: (23) 1101-22; 686-8
 Sales Most Comparable (24) 1126-29; 779-11

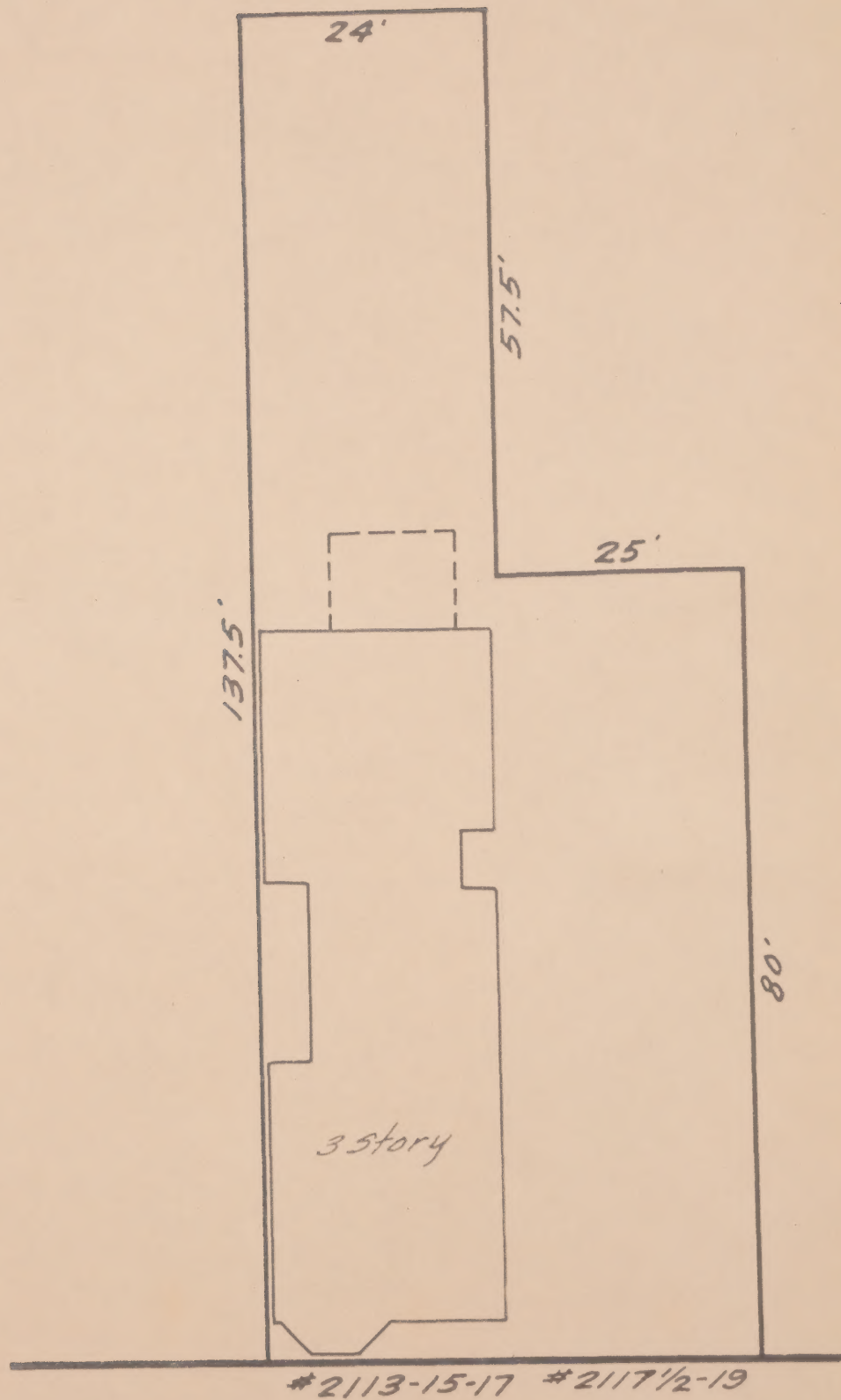
(23) 2,000	s.f. @ \$ 4.25	\$ 8,500	
(24) 3,300	s.f. @ 7.00	23,100	31,600

INCOME APPROACH:

Units	Actual	Fair	Total Monthly
	\$	\$	\$
(23)	None	Not applicable	\$8,500
(24)	3-5 @ \$55 = \$165	3 @ \$80 240 x 100	24,000
			32,500

LAND	\$ 22,500
IMPROVEMENTS	10,500

MARKET VALUE OF PROPERTY \$ 33,000



O'FARRELL STREET

